B0423

BOOK 6367 PAGE 702

Address New Owner as follow:	Send tax bills to:	Map & Parcel
Lauren Holcomb Hardaway 1403 Clifton Lane Nashville, Tennessee	Bailey Mortgage Co. P. O. Box 22784 Jackson, MS 39205	Map 117-12 Parcel 41 16DA-06080

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, James L. Roberts and wife, Margaret D. Roberts, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Lauren Holcomb Hardaway, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, and being Lot No. 30 on the Map of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office, Davidson County, Tennessee.

Said Lot #30 is described as follows: BEGINNING at a point on the southerly margin of Clifton Avenue at the common corner of Lots No. 30 and 31; thence with said Avenue westwardly 70 feet to the common corner of Lots Nos. 29 and 30, thence southwardly with the line of Lots 29 and 30, 169.5 feet; thence South 89 Deg. 3' East 97.3 feet to the corner of Lots Nos. 30 and 31; thence with the line of Lots 30 and 31, northwardly 175.4 feet to the point of beginning.

INCLUDED in the above described property, but EXCLUDED herefrom is the following described tract, to-wit:

Land in the 7th Civil District, formerly the 11th Civil District of Davidson County, Tennessee, and being part of Lot No. 30 on the Map of Hawthorne Subdivision, as of record in Book 1424, Page 22, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of Clifton Avenue at the common corner of Lots Nos. 30 and 31; thence with the line of Lots Nos. 30 and 31, southwardly 175.4 feet to an iron pin; thence north 89 deg. 03 min. west 8.7 feet to a point; thence from said point, following a straight line in a northerly direction, to the point of beginning.

BEING the same property conveyed to James L. Roberts and wife, Margaret D. Roberts by deed from Ruby D. Harper, unmarried of record in Book 5393, Page 861, Register's Office for Davidson County, Tennessee.

This instrument is conveyed subject to the Plan of record in Book 1424, Page 22, said Register's Office, Easement to Nashville Gas Co., easement in deed of record in Book 5393, Page 30, said Register's Office, Deed of Trust of record in Book 5393, Page 863, said Register's Office, said deed of trust being made subordinate to a deed of trust being filed simultaneously with this deed. The Contract of Sale survives the closing.

08/27 239.20- CHECK

This property is made subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 1403 Clifton Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Lauren Holcomb Hardaway, her heirs and assigns forever.

5263

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that

the same unencumbered, unless otherwise herein set out. BOOK 6367 PAGE 703

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of August, 1984.

James L. Roberts

Margaret D. Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Roberts and wife, Margaret D. Roberts, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 21st day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $89,500.00.

Affiant

Subscribed and sworn to before me this the 21st day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

IDENTIF. REFERENCE

AUG 27 12 03 PM '84

DAVIDSON COUNTY, TN

14553.8

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6367 PAGE 704

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			89500.00- CA'T.	
			232.70 CSTAX	
			.50 PRFEE	
			6.00 MDE'D	
			CHECK	239.20-
			5263A08/27/64 CAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 5 5 3 8

IDENTIF. REFERENCE

AUG 27 12 03 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0063948