File

Box 12

FORM NO. WD-1

BOOK 6458 PAGE 653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Jennie W. Darkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 1984

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ELIZABETH W. MCDOW, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN C.CRITTENDON,SR. (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	12W-00340
514 25th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	91-15
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par 061th

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Tommy Hardy, d/b/a Hardy Realty Company, a sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. CRITTENDON,SR., UNMARRIED and JENNIE M. DARKINS, UNMARRIED, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being part of Block No. 13 on the map of the Realty Savings Bank and Trust Company's Revised Plan, of the West Extension of Charlotte Par Company's First Addition to Nashville, as of record in Book421, page 18, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Elkins, formerly Second Avenue at the northwest corner of the property conveyed to Ethel Dilday, et al., by deed from John T. Hill and wife, of record in Book 1335, page 209, said Register's Offce; thence with Dilday's westerly line, southwardly 180 feet, more or less, to the norhterly margin of an alley, thence with said alley, westwardly 62 feet to the southeast corner of the property conveyed to Robert L. Thomas and wife, by deed from N.C. and St.L. Railway, of record in Book 1291, page 532, said Register's Office; thence with Thomas' easterly line, northwardly 180 feet to the southerly margin of Elkins Avenue; thence with said Avenue, eastwardly 62 feet to the beginning.

BEING the same property conveyed to Hardy REalty Company by deed from Iris Jones, a widow, of record in Book 6356, page 268, Register's Office for Davidson County, Tennessee.
The premises herein described are not the usual place of residence of the said Tommy Hardy and wife, Sandra K. Hardy.

This is unimproved (x) improved ( ) property, known as 5303 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of DECEMBER, 19 84

TOMMY HARDY d/b/a HARDY REALTY COMPANY, A SOLE PROPRIETORSHIP

BY Tommy Hardy, President

TOMMY HARDY, PRESIDENT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOMMY HARDY d/b/a HARDY REALTY COMPANY, A SOLE PROPRIETORSHIP

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of December, 1984.

Notary Public

Commission Expires 7/17/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1:7.2.8.8 3

IDENTIF. REFERENCE

DEC 27 1 31 PM '84

DAVIDSON COUNTY, TN

12/27 09.10- CHECK

3790

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

RECEIVED OF _____

FOR _____

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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

51000.00- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
B790A12/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-28-83.

IDENTIF. REFERENCE

DEC 27 1 31 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 96531