BOOK 6367 PAGE 326

Address New Owner:	Send Tax Bills to:	Map/Parcel
James L. Roberts etux 600 Stahlman Building Nashville, TN 37201	Bailey Mortgage Co. P.O. Box 22784 Jackson, MS 39205	Map 117-12 Par 41 16DA-04080

WARRANTY DEED

FOR AND IN CONSIDERATION 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, LAUREN HOLCOMB HARDAWAY, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JAMES L. ROBERTS and wife, MARGARET D. ROBERTS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of 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 degrees 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 degrees 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 Lauren Holcomb Hardaway by deed from James L. Roberts and wife, Margaret D. Roberts, of record in Book 6367, page 702, said Register's Office.

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

This conveyance is made subject to a deed of trust of record in Book 5393, page 863, said Register's Office.

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 JAMES L. ROBERTS and wife, MARGARET D. ROBERTS, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 our hands on this the 25th day of April, 1985.

Lauren Holcomb Hardaway
LAUREN HOLCOMB HARDAWAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ [illegible].

Margaret Roberts
AFFIANT

Subscribed and sworn to before me on this the 17th day of May, 1985.

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

~~My commission expires:~~ _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAUREN HOLCOMB HARDAWAY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 1985.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

J0 5 9 3 9

IDENTIF. REFERENCE

MAY 17 3 36 PM 185

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6560 PAGE 329

FOR _____

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

96000.00- CAMT.
247.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 256.50-
942|A05/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J05939

IDENTIF. REFERENCE T

MAY 17 9 36 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136069