WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Harding & wife, Sue	SAME	Map 50
B. Harding (NAME)	(NAME)	Parcel 111
1221 Harwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6792 PAGE 293
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jerry W. Kittrell and wife, Valeda Kittrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Harding and wife, Sue B. Harding

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Easement 150 feet wide in favor of United States of America, condemned in U.S. District Court, a certified copy being of record in Book 3068, page 480, Register's Office for Davidson County, Tennessee, for right of way for electric power and telephone lines.

3. Mutual grant of 25' roadway easement of record in Book 6199, page 559, said Register's Office, as shown in warranty deed of record in Book 6199, page 554, said Register's Office.

3. A 15' public utility easement and public utility easement of undetermined width as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

4. Restrictions contained in deed of record in Book 6204, page 191, said Register's Office.

5. Utility easement as yet unlocated but not to exceed 20' in width for construction and maintenance of utilities for the benefit of the remaining 16 tracts as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, and for the benefit of land owned by C. W. Cone and wife, Sue Fite Cone, their heirs and assigns, and for Television Corporation of Tennessee.

unimproved (X)
This is improved ( ) property, known as (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 successors, assigns 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 our hand s this 28th day of February, 19 86

Jerry W. Kittrell

Jerry W. Kittrell

Valeda Kittrell

Valeda Kittrell

Form 3

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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 Jerry W. Kittrell and wife, Valeda Kittrell, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of Feb., 1986

Commission Expires: 5/13/89

Carol L Rivers
Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Jerry W. Kittrell and wife,
Valeda Kittrell

TO
Ronald D. Harding and wife,
Sue B. Harding

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $30,000.00

Sue B. Harding

Subscribed and sworn to before me this 28 day of Feb., 1986.

Commission Expires: 5/13/89

Carol L. Rivers
Notary Public

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

Beginning at an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, page 522, said Register's Office; thence, N 10° 46' 51" E 525.15 feet to an iron pin; thence N 56° 33' 36" E 725.75 feet to a point in the center of a 50' private drive; thence, southwardly with the center of said drive and a 1000.00 foot radius curve to the left 387.91 feet, said curve has a chord bearing and distance of S 38° 07' 03" E 385.48 feet; thence, leaving said drive S 47° 25' 37" W 947.95 feet to a point on the northerly boundary line of Marie Hudson, Tax Map 50, Parcel 2; thence N 83° 15' 51" W 245.40 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Jerry W. Kittrell and wife, Valeda Kittrell, by deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6204, page 191, Register's Office for said County.

7:9299

IDENTIFI REFERENCE

FEB 28 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

300[illegible].70- CAMT
78.00 CSTAX
.50 PRFE[illegible]
9.00 MDE[illegible]
CHECK 37.50-
8609A02/06/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9299

IDENTIFICATION REFERENCE

FEB 28 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223046

[redacted]