FILE BOX 30MK

BOOK 6807 PAGE 315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9600.00

Subscribed and sworn to before me, this the 13 day of March 19 86

Affiant

My commission expires: Jan 10 1989 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER: Tommy Hardy, DBA Hardy Realty	SEND TAX BILLS TO: SAME
800 45th Ave. North STREET ADDRESS	STREET ADDRESS
Nashville TN CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 91-12-49.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, VIRGIL T ABERNATHY,SR., A WIDOWER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO TOMMY HARDY, DBA HARDY REALTY

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 97 and 99 of Block 62 on the map of West Nashville, Plan No. 1, as of record in Plat Book 57 at page 74 and 75, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 50 feet on the easterly side of 45th Avenue, North, and run back between parallel lines, Lot No. 97 running along the north margin of Indiana Avenue, 105.5 feet to an alley.

Being the same property conveyed to VIRGIL T ABERNATHY,SR., A WIDOWER by deed recorded in Book 5131 at page 757, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

84160

IDENTIFICATION REFERENCE

MAR 19 8 43 AM '86

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

CHECK

4351

THIS IS Yes IMPROVED PROPERTY KNOWN AS 800 45th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 13 day of March 19 86

Virgil T. Abernathy, Sr.

OFFICIAL RECEIPT

State of Tennessee
County of Davidson

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On this 13 day of March, 19 86, before me personally appeared VIRGIL T ABERNATHY,SR., A WIDOWER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 10 1989

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE,TN 37219

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

9500.00- CAMT.
24.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 31.20-
4351A03/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84160

IDENTIFICATION REFERENCE

MAR 19 8 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228631