4742 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6880 PAGE 728

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD HARDIN (NAME)	CITYFED MORTGAGE COMPANY (NAME)	Map 60-3
3110 Creekwood Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 159
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	FB# 12DZ-28593

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, AEBY PROPERTIES , a sole proprietorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD HARDIN and GERAIL WILLIAMS, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 12-A on the Plan of Zone Lot Division, Lots Nos. 11, 12, 13, 14, 15 & 16, Section 1, Creekwood Estates, as of record in Plat Book 5200, page 439, amended in Plat Book 6250, page 473, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Aeby Properties, a partnership composed of Victor G. Aeby, Jr. and Charles J. Williams by deed from Creekwood Developers, Inc. and Creekwood Associates, a partnership composed of Creekwood Developers, Inc. and Frances Hipkins of record in Book 6202, Page 655, Register's Office for Davidson County, Tennessee. By Notice of Termination of Partnership of record in Book 6436, page 18, Victor G. Aeby, Jr. acquired sole ownership of said partnership.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6225, page 335; (3) Right of Way of record in Book 1642, page 142; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 439, amended in Plat Book 6250, page 473, said Register's Office.

FELIX Z. WINSETT, REGISTER
DAVIDSON COUNTY, TN
JUN 9 11 44 AM '86

IDENTIFICATION REFERENCE

08429

This is not the principal residence of the Grantor, Victor G. Aeby, Jr.

unimproved ( )
This is improved (XX property, known as 3110 Creekwood Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 86

AEBY PROPERTIES
By: Victor G Aeby Jr.
Victor G. Aeby, Jr.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR G. AEBY, JR.

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 Brentwood, Tennessee, this 31st day of May, 19 86.

My commission expires 5-13-89 Notary Public Catherine C. Hersley

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____ 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 _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

~~STATE OF TENNESSEE:~~
COUNTY OF WILLIAMSON:

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared VICTOR G. AEBY, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of AEBY PROPERTIES, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Brentwood, Tennessee, this 31st day of May, 1986.

Catherine C. Hersley
Notary Public

My Commission Expires: 5/13/89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 86

MY COMMISSION EXPIRES: 5-13-89 (AFFIX SEAL) Catherine C. Hersley Notary Public

WARRANTY DEED

FROM ~~AEBY PROPERTIES~~

TO ~~RICHARD HARDIN and GERALL~~ WILLIAMS, both unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF

FOR

BOOK 6880 PAGE 730

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
2995A06/09/96	BAL	46850.00	CAMT 121.68 CSTAX .50 PRFEE 6.00 MDEED CHECK	128.18 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 4 2 9

IDENTIF. REFERENCE

JUN 9 11 44 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256628