ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Joe A. Harding and wife	Empire of America Realty Credit	103-9-19
(NAME)	(NAME) Corp.	
5726 Stoneway Trail	11 Empire Plaze, 100 Seneca St.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209	Buffalo, NY 14203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6888 PAGE 312

For and in consideration of the sum of one hundred thirty thousand and no/100---------- ---------- DOLLARS

cash in hand paid and other good and valuable considerations the recept and sufficiency of which is hereby acknowledged, We

Michael W. Karr and wife, Dana C. Karr , the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Joe A. Harding and wife, Lucy W. Harding

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 82 on the Plat of Hillwood Park as of record at Plat Book 3300, pages 27 and 28, Register's Office for said County.

Said Lot No. 82 fronts 314.29 feet along the northerly margin of Stoneway Tra as measured along a curve, and extends back 204.7 feet on the westerly line and 217.6 feet on the easterly line to a dead line in the rear on which it measures 73.9 feet.

Being all the same property conveyed to Michael W. Karr by deed at Book 5956, page 867, said Register's Office.

This conveyance is subject to 1986 property taxes, which have been pro rated and the grantees assume in full, to restrictive covenants of record at Book 3312, page 104, said Register's Office, to the limitations shown on said plan of record at Plat Book 3300, page 27, said Register's Office, and to a sewer easement of record at Book 4298, page 798, said Register's Office.

Power of Attorney for the said Dana C. Karr appointing Carole S. Alexander her lawful attorney in fact is of record in the pages immediately preceeding this warranty deed.

unimproved ( )
This is improved (XX) property, known as 5726 Stoneway Trail (House Number) (Street)
Nashville, TN. 37209
(P. O. Address) (City or Town) (Zip Code)

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.

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 this 16th day of June, 1986.

Michael W. Karr

Dana C. Karr By: Carole S. Alexander
Carole S. Alexander, Attorney in Fact

BOOK 6888 PAGE 313

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Michael W. Karr

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, this 16th day of June, 1986.

My commission expires 4-17-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 130,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 16TH day of JUNE, 1986.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., 2211 Crestmoor Rd., Nashville, TN. 37215
Name Lawyer Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 16th day of June, 1986, before me, Marbut Glenn Gaston, jr., a Notary Public in and for said County and State, before me did personally appear Carole S. Alexander, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Dana C. Karr and who acknowledged that she executed the same as the free act and deed of the said Dana C. Karr. WITNESS my hand and official seal at Nashville, TN. this 16th day of June, 1986.

My comm expires: 4/17/88

WARRANTY DEED
11059
FROM
Michael W. Karr and wife
IDENTIFY REFERENCE
TO
Dana C. Karr
JUN 16 4 23 PM '86
FELIX Z. ALEXANDER REGISTER
DAVIDSON COUNTY, TN
Joe A. Harding and wife,
Lucy W. Harding

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6888 PAGE 314

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

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130000.00- CAMT.	
			338.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	344.50-
6140A06/16/86		3AL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11059

IDENTIFICATION REFERENCE

JUN 16 4 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259710