Prepared by:
SOUTHEAST TITLE OF TENN., INC.
404 James Robertson Pky.-Suite 170
Nashville, TN 37219

FILE BOX 30

BOOK 6944 PAGE 444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48399.09

Subscribed and sworn to before me, this the 07 day of August 19 86

My commission expires: 1-10-89 (Affix Seal)

X Tommy Hardy DBA Hardy Realty
Affiant

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:	SEND TAX BILLS TO:
Hardy Realty Company	NATIONAL MORTGAGE COMPANY
403 Robertson Ave (STREET ADDRESS)	4041 KNIGHT ARNOLD ROAD (STREET ADDRESS)
Nashville, TN 37209 (CITY / STATE / ZIP)	MEMPHIS, TENNESSEE 38118 (CITY / STATE / ZIP)
MAP & PARCEL NO. 091-15-0 237.00	

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, ROBERT B. DECKER AND WIFE, SANDRA W. DECKER

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

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:

Land in Davidson County, Tennessee, being a part of the southerly part of Block #17 on the revised Plan of the West Extension of Charlotte Park, of record in Book 421, page 18, Register's Office for said County.

Beginning at a point in the northerly margin of Dakota Avenue (formerly 4th Street) 160 feet east of the easterly margin of 51st Avenue North (formerly 10th Street); thence northerly parallel to the easterly margin of 51st Avenue North, 150 feet to the southerly margin of an alley; thence with the margin of the same, easterly 50 feet to a point; thence southerly 150 feet to the northerly margin of Dakota Avenue; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to ROBERT B. DECKER AND WIFE, SANDRA W. DECKER by deed recorded in Book 4837 at page 255, Register's Office for Davidson County, Tennessee. The said Sandra W. Decker being one and the same person as Sandra L. Decker.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Noel-Palmer Mortgage Co., Inc., which the Grantee(s) herein agree to assume and pay.

29898

IDENTIFICATION REFERENCE

AUG 8 1 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS IMPROVED PROPERTY KNOWN AS 5004 DAKOTA AVENUE, 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 our hand s this 07 day of August 19 86

X Robert B Decker
Robert B. Decker

X Sandra W. Decker
Sandra W. Decker

State of Tennessee
County of Davidson

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On this 07 day of August, 19 86, before me personally appeared ROBERT B. DECKER AND WIFE, SANDRA W. DECKER 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

4-10-89

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

This document Prepared by

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
			40399.00- CA TX	
			135.50 CS TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 142.00-	
			8092A06/09/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2998.98

IDENTIFI REFERENCE

AUG 8 1 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 281222