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NEW OWNER IS AND
SEND TAX BILLS TO:

W. D. Hardeman

643 Rebel Road

Old Hickory, Tennessee 37138

THIS PROPERTY IS:

IMPROVED ( )
UNIMPROVED (X)

Prepared by:

Alfred T. MacFarland
Attorney at Law
207 North Cumberland Street
P. O. Box 878
Lebanon, Tennessee 37087

MAP 045-00-0

GROUP

PARCEL 030.00

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, which ever is greater, is $16,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Ann May Hardeman Fort
AFFIANT

Subscribed and sworn to before me this 11 day of August, 1986.

Notary Public

My Comm. Expires:

My Commission Expires May 13, 1989

WARRANTY DEED

WHEREAS, Nashville Trust Company, Executor of the Estate of W. D. Hardeman, sold and conveyed to W. D. Hardeman,Jr., Jackson Overton Hardeman and Ann May Hardeman, the only children of W. D. Hardeman, deceased, a certain tract or parcel of land in the counties of Cheatham and Davidson, by deed dated July 24, 1942, and,

WHEREAS, Jackson Overton Hardeman was killed in action in World War II over Germany in 1944 and at the time of his death was a single man, and,

WHEREAS, W. D. Hardeman, Jr. and Ann May Hardeman (later Fort) as brother and sister inherited his undivided one-third interest in the aforesaid property, making them one-half owners of the property,

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Two Hundred Fifty ($16,250.00) Dollars, cash in hand paid, ANN MAY HARDEMAN FORT and husband, COMBS L. FORT, have this day bargained, sold, transferred and conveyed unto W. D. HARDEMAN, JR., his heirs and assigns, a certain tract or parcel of land located and situated in the Counties of Cheatham and Davidson in the State of Tennessee, and bounded and described as follows:

> Land lying in the First Civil District of Cheatham County and the Twenty-Fifth Civil District of Davidson County, being more fully described as follows:
>
> Beginning at a Hickory, B. G. Hampton's corner; thence North 58° East 24 poles to a stake and pointers on a dividing ridge; thence with said ridge N. 85° E. 63 poles to a stake; thence N. 27½° E. 30 poles to a stake; thence 66 poles to a stake and pointers in ridge road in E. D. Young's line; thence with his line in said ridge S. 27° W. 32 poles; thence S. 5° E. 21 poles; thence S. 43° E. 15 poles; thence S. 21° E. 10 poles; thence S. 18½°W. 11 poles; thence S. 50° W. 18 poles; thence S. 25° W. 18 poles; thence S. 13° W. 30 poles; thence S. 27½° E. 20 poles; thence (here we found an error both in distance and bearing and so changed the bearing to run to the corner, a dead white oak shown by M. J. Bennett);

S. 28° E. 24-4/5 poles to said corner called for in Ex. 3 to the bill vs. G. D. Rainey, corner; thence with his line W. 62 poles to a stake in the Meeting House Road; and thence with the same N. 27° W. 21 poles; thence N. 8½° W. passing B. G. Hampton's corner at 11½ poles, in all 14 poles; thence N. 19° W. 24 poles; thence N. 29° W. 14 poles; thence N. 13½° W. 10 poles; thence N. 37° W. 12 poles; thence N. 59° W. 24 poles; thence N. 47° W. 32 poles; thence N. 59½° W. 29 poles to beginning, containing 92½ acres more or less.

WDH AMH.F. C 2 2

BEING the same property conveyed to W. D. Hardeman, Jr., Jackson Overton Hardeman and Ann May Hardeman (now Fort) by Nashville Trust Company, Executor of the Estate of W. D. Hardeman, Sr., deceased, and quitclaim deed by T. J. McMorrough, a widower, by which said T. J. McMorrough conveyed and quitclaimed unto the grantee all of his right, title and interest in and to the within described real estate by virtue of a certain contract entered into by T. J. McMorrough and W. D. Hardeman, deceased, dated March 21, 1932, and the terms of which the said T. J. McMorrough was given a one-half undivided interest in said real estate, and by deed found and recorded in Deed Book 196, page 610, Register's Office for Cheatham County, Tennessee, and in Book 1140, page 269, in the Register's Office for Davidson County, Tennessee.

WDH AMH.F. C 2 2

TO HAVE AND TO HOLD said tract or parcel of land with appurtenances, estate, title and interest thereto belonging to the said W. D. Hardeman, Jr., his heirs and assigns forever.

We, Ann May Hardeman Fort and husband, Combs L. Fort, covenant with the grantee herein that we are lawfully seized and possessed of a one-half undivided interest in and to said land in fee simple and we further covenant with the grantee that we have a good and lawful right to sell and convey the same and that the same is unencumbered with the exception of state and county taxes for the year 1986, which taxes are assumed by the grantee herein.

The grantees herein, Ann May Hardeman Fort and husband, Combs L. Fort, further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to their one-half undivided interest in said land to said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Combs L. Fort, husband of Ann May Hardeman Fort, joins in this conveyance for the purpose of conveying any right, title or interest he may have in this property by virtue of his marriage to the grantor, Ann May Hardeman Fort.

IN WITNESS WHEREOF, the grantors have signed this Warranty Deed on this, the 11th day of August, 1986.

Ann May Hardeman Fort
ANN MAY HARDEMAN FORT

Combs L. Fort
COMBS L. FORT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public of said county, ANN MAY HARDEMAN FORT and husband, COMBS. L. FORT, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office on this, the 11th day of August, 1986.

Hazel L. Foster
Notary Public

My Commission Expires:

My Commission Expires May 13, 1989

30698

IDENTIFICATION REFERENCE

Aug 12 11 13 AM '86

PELLA D. WILSON 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

[illegible]
45.36
.50
9.00
[illegible] 54.86
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30698

IDENTIFICATION REFERENCE

AUG 12 11 13 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 282132