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This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

BOOK 6985 PAGE 643

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
JAMES B. HARDY et al	SAME	
6011 Wellesley Way		51-10A-101
Brentwood TN 37927		

For and in consideration of the sum of FIFTY FOUR THOUSAND SIX HUNDRED SEVENTY SEVEN and 60/100 ($54,677.60) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, OAKLAND COMMONS, a Tennessee Partnership composed of C. W. TIDWELL, JAMES B. HARDY, JOE BARR, JR. and BOYD H. PARSONS, JR., hereinafter referred to as the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto JAMES B. HARDY, MICHAEL W. HARDY and DEBRA L. HARDY, as tenants in common, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Unit No. 1522 on the Plan of Oakland Trace P.U.D., as shown of record in Plat Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurrate description.

Being a part of the same property conveyed to Oakland Commons, a Tennessee Partnership, by Quitclaim Deed as shown of record in Book 6638, page 890, said Register's Office.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of Oakland Trace, a De Minimis PUD, as shown of record in Book 6840, page 637; the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interests, burdens and assessments of the Oakland Trace Homeowners' Association, Inc., as shown of record in Book 6840, page 647, said Register's Office; the Articles of Incorporation of Oakland Trace Homeowners' Association, Inc., of record in Book 6563, page 611, said Register's Office; and other easements and restrictions of record.

This is improved property, known as 1522 Lewis Road, Madison, Davidson County TN 37115.

Grantees, by acceptance of this Warranty Deed, accept and agree to be bound by the instruments creating Oakland Trace, a De Minimis PUD, and further agree hereby to pay all assessments,

whether special or general, which are levied by Oakland Trace Homeowners' Association, Inc. in connection with Oakland Trace. Grantees specifically consent to the terms and conditions of Article V of the Declaration of Covenants, Conditions and Restrictions providing for the retention of a lien in favor of the Association to secure the payment of all such assessements and a power of sale to enforce the assessment lien.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, as tenants in common, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself/its, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Partners of Oakland Commons, a Tennessee Partnership, do further warrant and represent that the Partnership is a Partnership organized and existing under the Laws of the State of Tennessee, that C. W. TIDWELL, JAMES B. HARDY, JOE H. BARR, JR. and BOYD H. PARSON, JR. constitute the sole Partners of the Partnership, and that the undersigned Partners are authorized to execute this Warranty Deed on behalf of the Partnership and the other Partners.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on the 25th day of August 1986.

OAKLAND COMMONS, A Tennessee Partnership

By _____
C. W. TIDWELL

By _____
BOYD H. PARSONS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Valerie D. Elder, a Notary Public in and for the State and County aforesaid, C. W. TIDWELL and BOYD H. PARSONS, JR., 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, and who further acknowledged that they are General Partners of the maker and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office at Goodlettsville Tenn., on this the 25 day of August 1986.

Valerie D. Elder Notary Public

My commission expires My Commission Expires May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 54,677.60 .

_____ Affiant

Subscribed and sworn to before me this 25th day of August 1986.

Valerie D. Elder -Notary Public

My commission expires: My Commission Expires May 13, 1990

VALERIE D. ELDER NOTARY PUBLIC DAVIDSON CO.

SEP 19 2 38 PM '86
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

44494

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

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

54677.60- CAMT.
153.16 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 162.66-
4669A09/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44494

IDENTIFI. REFERENCE

SEP 19 2 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297427