THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Patrick Jerome Hardesty
512 Trace Creek Drive
Nashville, TN 37221

MORTGAGEE:
Troy and Nichols, Inc.

P.O. Box 4025
Monroe, LA 71211-4025

MAP-PARCEL NUMBERS:
MAP 156-10
PARCEL 8
9D-56320

WARRANTY DEED

BOOK 7219 PAGE 917

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Francis A. Banks and wife, Nancy E. Banks

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patrick Jerome Hardesty and wife, Melissa F. Hardesty

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson and Williamson Counties, Tennessee, being Lot No. 13 on the plan of Harpeth River Estates, Section 1, of record in Book 4460, page 188, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13; which is a corner lot, fronts 115.39 feet on the southerly margin of Trace Creek Court and fronts 182.75 feet on the easterly margin of Trace Creek Drive, said frontages being joined by a curve having a length of 37.63 feet, and extends back 302.35 feet on the easterly line and 260.00 feet on the southerly line to a point of intersection.

BEING the same property conveyed to Francis A. Banks and wife, Nancy E. Banks by deed from Stephen Joseph Holzapfel and wife, Sue Metzger Holzapfel of record in Book 5869, page 303, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1745, page 492, and Book 5123, page 520, in the Register's Office for Davidson County, Tennessee, and Book 214, page 536, Register's Office for to the matters set forth in the above referenced plan of record.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
APR 30 9 54 AM '87
IDENTIFICATION REFERENCE
2048.1

This is (an) improved property, known as 512 Trace Creek Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of April, 19 87

Nancy E. Banks

Francis A. Banks

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of April, 19 87 before me personally appeared Francis A. Banks and wife, Nancy E. Banks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7219 PAGE 918

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00.

Patrick Jerome Hardesty
Affiant

Subscribed and sworn to before me, this the 29th day of April, 1987.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Francis A. Banks and wife, Nancy E. Banks

to:
Patrick Jerome Hardesty and wife, Melissa F. Hardesty

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26556

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

RECEIVED OF _____

FOR _____

BOOK 7219 PAGE 919

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

189000.00- CAMT.
305.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 311.70-
0942404/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20481

IDENTIFI REFERENCE

APR 30 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75637