File Box 38 File #5950

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7229 PAGE 233

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH D. HARDY	CITICORP HOMEOWNERS INC.	Map 82-9
(NAME)	(NAME)	
512 Monroe Street	670 Mason Ridge Center Drive	Parcel 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208	St. Louis, Missouri 63141	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN BERGGREN and PAUL MAHAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH D. HARDY and wife, ROSE E. HARDY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 21 on the map McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County.

Said part of said Lot fronts 35.8 feet on the north side of Monroe Street and runs back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to John Berggren and Paul Mahar by deed from Penn State Oil Co., Inc., a Tennessee Corporation of record in Book 6904, page 787, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Book 57, page 9, said Register's Office.

This is not the principal residence of the Grantors herein.

23506

IDENTIFI REFERENCE

MAY 7 1 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 512 Monroe Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of May, 19 87.

05/07

~~JOHN BERGGREN~~ John Berggren

~~PAUL MAHAR~~ Paul Mahar by John Berggren
ATTORNEY-IN-FACT FOR THE SAID PAUL MAHAR
BY POWER OF ATTORNEY RECORDED SIMULTANEOUS
HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7229 PAGE 231

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN BERGGREN

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 BRENTWOOD, TENNESSEE, this 4th day of May, 19 87.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

On this 4th day of May, 1987, before me personally appeared John Berggren, 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 Paul Mahar, and acknowledged that he executed same as the free act and deed of the said Paul Mahar.

Witness my hand and seal, at office in Brentwood, Tennessee, Tennessee, this 4th day of May, 1987.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Rose E. Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN BERGGREN and PAUL MAHAR

TO KENNETH D. HARDY and wife, ROSE E. HARDY

File Box 38
PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR BOOK 7229 PAGE 235

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

80000.00- CAMT.
224.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.50-
4427A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23506

IDENTIFICATION REFERENCE

MAY 7 1 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79037