VIII-B/SA 29 JRR/aw

BOX 12
21082 8142

This instrument prepared by: JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

BOOK 7418 PAGE 161

WARRANTY DEED

Address New Owner(s) as follows: RICHARD E. HARPER et ux, 1522 Lewis Road, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION
230 4th Avenue, North, Nashville, TN 37219

Map and Parcel No. 11094038- 51-10A-101.

For and in consideration of the sum of SEVENTY ONE THOUSAND FIVE HUNDRED ($71,500.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, JAMES B. HARDY, MICHAEL W. HARDY and DEBRA L. HARDY, as tenants in common, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD E. HARPER and wife, OPAL MAI HARPER, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Being Lot 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 accurate description.
>
> Being the same property conveyed to James B. Hardy, Michael W. Hardy and Debra L. Hardy, as tenants in common, by Warranty Deed from Oakland Commons, a Tennessee Partnership, as shown of record in Book 6985, page 643, and corrected in Deed of Correction as shown of record in Book 7418, page 158, Register's Office for Davidson County, Tennessee.
>
> 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, RICHARD E. HARPER and wife, OPAL MAI HARPER, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves/their successors 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 parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

Wherever used, the singular 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 duly executed this Warranty Deed on the 12th day of November 1987.

JAMES B. HARDY

MICHAEL W. HARDY

DEBRA L. HARDY

BOOK 741 PAGE 163

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Valerie J. Eldee, a Notary Public in and for the State and County aforesaid, JAMES B. HARDY, 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 office at Goodlettsville Tennessee, on this the 15th day of November 1987.

Valerie J Elder Notary Public

My commission expires May 13, 1990

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Valerie J. Eldee, a Notary Public in and for the State and County aforesaid, MICHAEL W. HARDY, 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 office at Goodlettsville Tennessee, on this the 15th day of November 1987.

Valerie J. Eldee Notary Public

My commission expires May 13, 1990

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Valerie J. Elder, a Notary Public in and for the State and County aforesaid, DEBRA L. HARDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Goodlettsville Tennessee, on this the 15th day of November 1987.

Valerie J. Eldee Notary Public

My commission expires May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $71,500.00.

Richard Eugene Harper Affiant

Subscribed and sworn to before me
this 30th day of December 1987.

Janie E. Atkinson Notary Public

My commission expires: 7/17/88

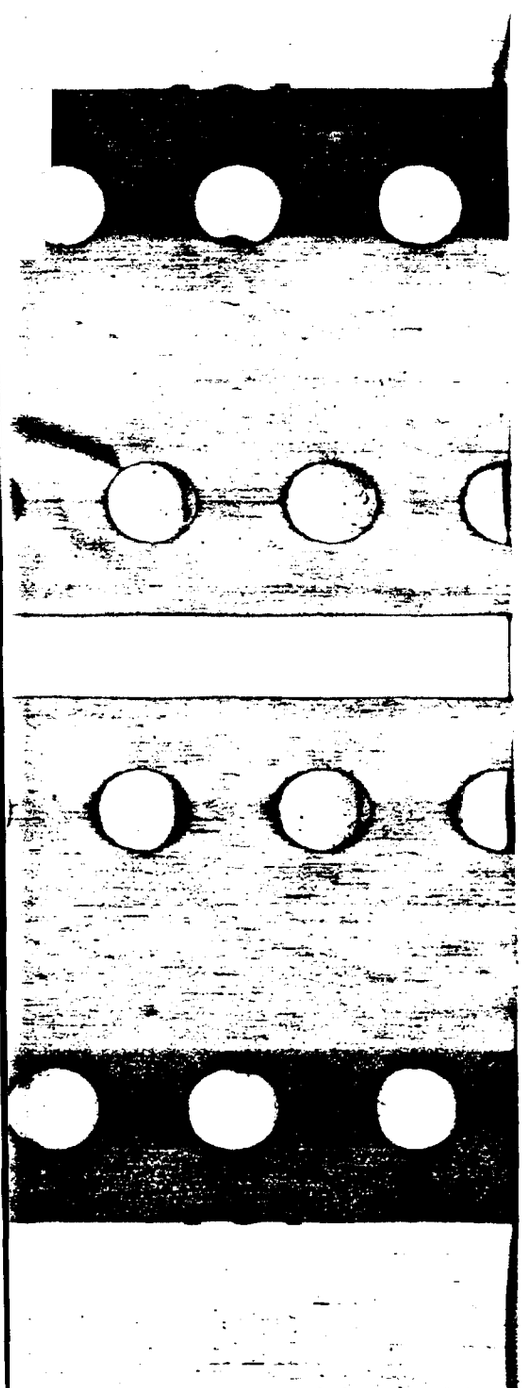
NOTE TO REGISTER: Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

FELIX E. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN
Dec 3 3 36 PM '87

IDENTIFICATION REFERENCE

8 5 6 3



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7418 PAGE 164

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

7150 .00- CAMT.
20 .20 CSTAX
.30 PRFEE
9.00 WDEED
CHECK 209.70-
8459A12/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8756 3

IDENTIFF REFERENCE

Dec 3 3 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41516