THIS INSTRUMENT PREPARED BY:

BOOK 7736 PAGE 599

CHARLES L. CORNELIUS, JR.
P. O. BOX 2808
NASHVILLE, TENNESSEE 37219

MAP PARCEL NUMBERS
105-10-0 073.00 and
105-10-0 075.00

Address New Owner is:	Send Tax Bills to:
J. Wayne Hardy and wife, Jean Hardy 654 Wedgewood Avenue Nashville, Tennessee 37203	(Same)

1350 12/27 0101 03CHECK 5886.13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Seven Hundred Twenty One Thousand One Hundred Thirty-Five and 00/100 Dollars ($1,721,135.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOND, CHADWELL COMPANY, a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey to J. WAYNE HARDY AND WIFE, JEAN HARDY, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a portion of Lot 11 and Lot 16, on the Plan of the Joseph W. Horton Property, as of record in Plat Book No. 1, page 44, Chancery Court for said County described as follows:

Beginning at an iron pin corner at the intersection of the north right-of-way line of Wedgewood Avenue and the east right-of-way line of CSX Railroad; thence with the east right-of-way line of CSX Railroad, north 14 deg. 42 min. 03 sec. west, 850.20 feet to an iron pin at the intersection of the east right-of-way line of CSX Railroad and the south right-of-way line of Southgate Avenue; thence with the south right-of-way line of Southgate Avenue south 88 deg. 30 min. 00 sec. east, 458.67 feet to an iron pin; thence south 00 deg. 05 min. 28 sec. west passing a corner with Union Financial Corporation at 12.38 feet a total distance of 816.93 feet to an iron pin corner common with Union Financial Corporation in the north right-of-way line of Wedgewood Avenue; thence with the north right-of-way line of Wedgewood Avenue north 88 deg. 26 min. 38 sec. west 241.55 feet to the point of beginning, containing 285,871 square feet, (6.56 acres more or less).

Being the same property conveyed to Bond, Chadwell Company by deed from Caroline Pritchett Houghton, et al., of record in Book 1129, page 352, and by deed from Margaret H. Reamer, Trustee, et al., of record in Book 1165, page 526, said Register's Office.

The property is subject to an easement to construct, operate, and maintain a storm drainage ditch of record in Book 3855, page 356, said Register's Office for Davidson County, Tennessee and easements for sanitary sewers and/or storm drainage of record in Book 4081, page 719, Book 4129, page 783, and Book 4144, page 602, said Register's Office. Further, the property is subject to the right-of-way for spur tracts, etc. of the Louisville and Nashville Railroad (now CSX Railroad).

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,721,135.00.

Subscribed and sworn to before me this 27th day of December, 1988.

E M Bond Jr
AFFIANT

Lynn T. Colquette
NOTARY PUBLIC

My Commission expires 3-3-92

This is improved property, known as 654 and 656 Wedgewood Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said J. Wayne Hardy and wife, Jean Hardy, Grantees, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said property unencumbered except for the aforementioned restrictions and easements. Grantor further covenants and binds itself, its successors, and assigns, to warrant and forever defend the title to said property to J. Wayne Hardy and wife, Jean Hardy, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th day of December, 1988.

IDENTIFICATION DEC 27 3 22 PM '88

9674 3.

BOND, CHADWELL COMPANY

By: E M Bond Jr

Title: President

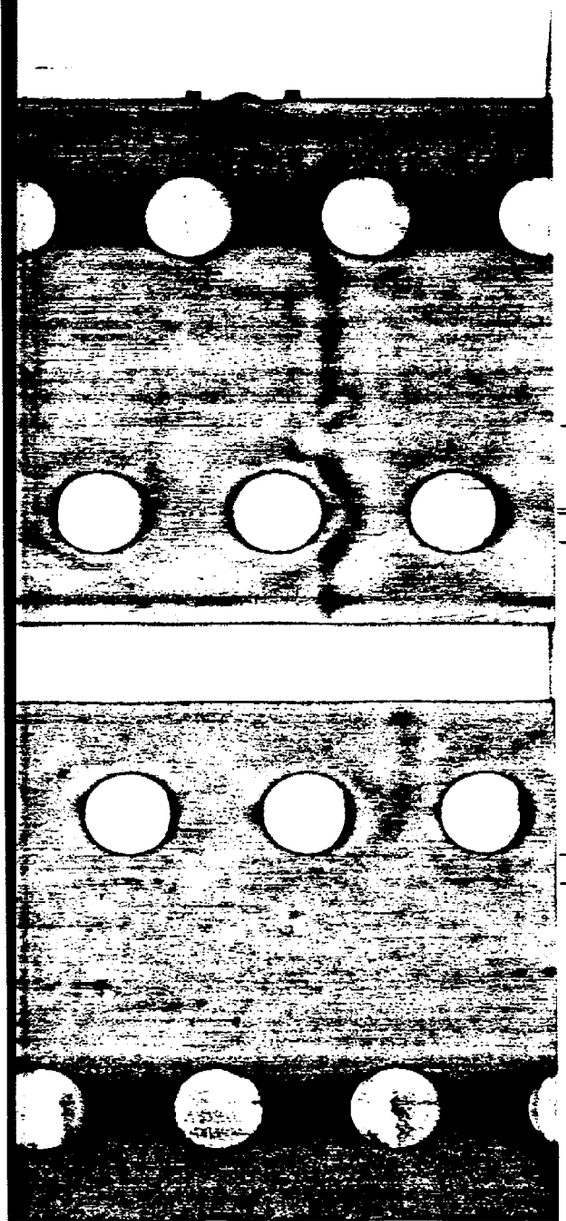
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lynn T. Colquette, a Notary Public in and for said State and County, personally appeared E. M. Bond, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of the Bond, Chadwell Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, this 27th day of December, 1988.

Lynn T. Colquette
NOTARY PUBLIC

My Commission expires: 3-3-92



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

RECEIVED OF _____

FOR _____

BOOK 7736 PAGE 601

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
				CAMT 1721135.00
				CON TX 5679.63
				PRFEE 0.50
				WDEED 6.00
				TOTAL 5686.13
				CHECK 5686.13
12/27/88	01			15:23 0001 1350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96743

IDENTIFT REFERENCE

DEC 27 3 22 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167482