4-1879

BOOK 8064 PAGE 178

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 118,500.00

Subscribed and sworn to before me, this the 12th day of March 19 90

My commission expires: 1/25/93

Affiant

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: MORTGAGEE
Joseph E. Ladnier	CENTURY MORTGAGE CORP.
829 Old Lebanon Dirt Road (STREET ADDRESS)	115 Century Boulevard, Suite 100 (STREET ADDRESS)
Hermitage, Tennessee 37076 (CITY STATE ZIP)	Nashville, TN 37214 (CITY STATE ZIP)

MAP & PARCEL NO 87/4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Charlie Neal Harman and wife, Linda Joye Harman

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Joseph E. Ladnier and wife, Jane Willette Ladnier

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land lying in the Fourth Civil District of Davidson, County, Tennessee, and being more particularly described according to a survey by John D. McCormick, dated April 12, 1980, as follows:

BEGINNING at an iron pin in the northwesterly margin of Old Lebanon Dirt Road, said point being a common corner with property previously conveyed to James D. Simmons, Sr., et al, of record in Book 5698, page 571, Register's Office for Davidson County,; thence along the northwesterly margin of Old Lebanon Dirt Road North 51 degrees 52 minutes East 199.6 feet to a point; thence around a curve in Old Lebanon Dirt Road having a radius of 734.5 feet a distance of 299.1 feet to a point; thence continuing with Old Lebanon Dirt Road North 28 degrees 32 minutes East 78.15 feet to an iron pin, said point being a common corner with property owned by Robert E. Taylor and wife, of record in Book 5653, page 250, Register's Office for Davidson County; thence leaving the margin of Old Lebanon Dirt Road and running with the southerly boundary of the Taylor property North 71 degrees 15 minutes West 639.0 feet to an iron pin; thence leaving the southerly boundary of the Taylor property and running with the easterly boundary of the Simmons property South 14 degrees 54 minutes East 525.8 feet to an iron pin and a post; thence continuing with the easterly boundary of the Simmons property South 30 degrees 10 minutes East 128.0 feet to the point of beginning.

Being the same property conveyed to Charlie Neal Harman and wife, Linda Joye Harman by deed recorded in Book 5706 at page 471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 829 Old Lebanon Dirt Road, Hermitage, Tennessee 37076

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

Witness our hand s this 12th day of March 19 90

Charlie Neal Harman
Charlie Neal Harman

Linda Joye Harman
Linda Joye Harman

State of Tennessee
County of Sumner

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On this 12th day of March, 19 90, before me personally appeared Charlie Neal Harman and wife, Linda Joye Harman to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/25/93

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

I U 5 7 5

IDENTIF. REFERENCE

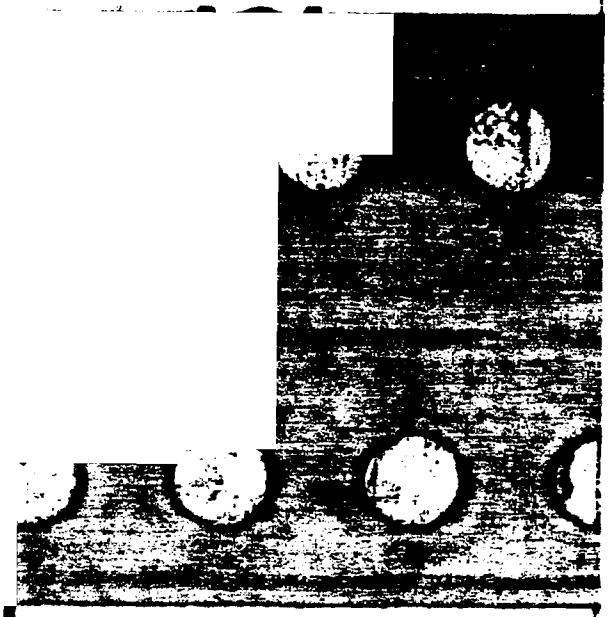
MAR 14 9 53 AM '90

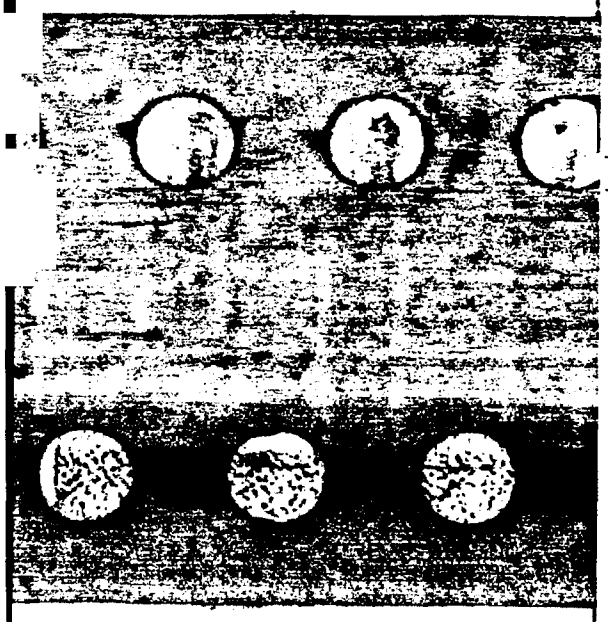
DAVIDSON COUNTY Tn.

MAIL TAX

2166 03/14 0101 03CHECK 398.05

TENNESSEE TITLE & TRUST, Inc.





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

CAMT 118500.00
CON TX 391.05
PRFEE 1.00
WDEED 6.00
TOTAL 398.05
CHECK 398.05

03/14/90 01 09:51 0001 2166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10575

IDENTIF. REFERENCE

MAR 14 9 53 AM '90

DAVIDSON COUNTY TN.

No. 300635