6439

FORM NO. WD-1

BOOK 8110 PAGE 935

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Cynthia J. Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 90

Notary Public

MY COMMISSION EXPIRES: 7/20/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael J. Hardy (NAME) | Fidelity Federal Savings & Loan (NAME) | 06DU-31605 |
| 5012 Manuel Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | [redacted]-086 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, WE Jean R. Lechleiter, Trustee and Susan Doyle Leap, Trustee, under will of James M. Rountree, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Hardy and wife, Cynthia J. Hardy

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 28 on the Plan of Crievewood Subdivision of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 85 feet on the easterly side of Manuel Drive and runs back on the southerly lot line 206.4 feet and on the northerly lot line 205.1 feet to a line in the rear which measures 85 feet thereon.

Being the same property conveyed to Jean R. Lechleiter and Susan Doyle Leap, Trustees under the will of James M. Rountree, deceased by deed from First American Trust Company, N.A. (successor to First American National Bank of Nashville), Trustee of the testamentary trust established in the last will and testament of James M. Rountree as of record in Book 7224, page 463 said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 2331, page 99, said Register's Office, shows an Owner's Certificate, a 90 foot minimum building setback line from Manuel Drive and a 10 foot public utility easement on the rear lot line.

Restrictions contained in instrument of record in Book 2491, page 278, said Register's Office.

unimproved ( XX )
This is improved ( ) property, known as 5012 Manuel Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 seised 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hands this 15th day of May, 19 90

Jean R. Lechleiter
Jean R. Lechleiter, Trustee

Susan Doyle Leap
Susan Doyle Leap, Trustee

STATE OF TENNESSEE
Davidson County

BOOK 8110 PAGE 936

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean R. Lechleiter, Trustee and Susan Doyle Leap, Trustee, under will of James M. Rountree, deceased

the bargainor -s-, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 19 90.

Commission Expires 7/24/93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM Jean R. Lechleiter, Trustee and Susan Doyle Leap, Trustee, under will of James M. Rountree, deceased

TO Michael J. Hardy and wife, Cynthia J. Hardy

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

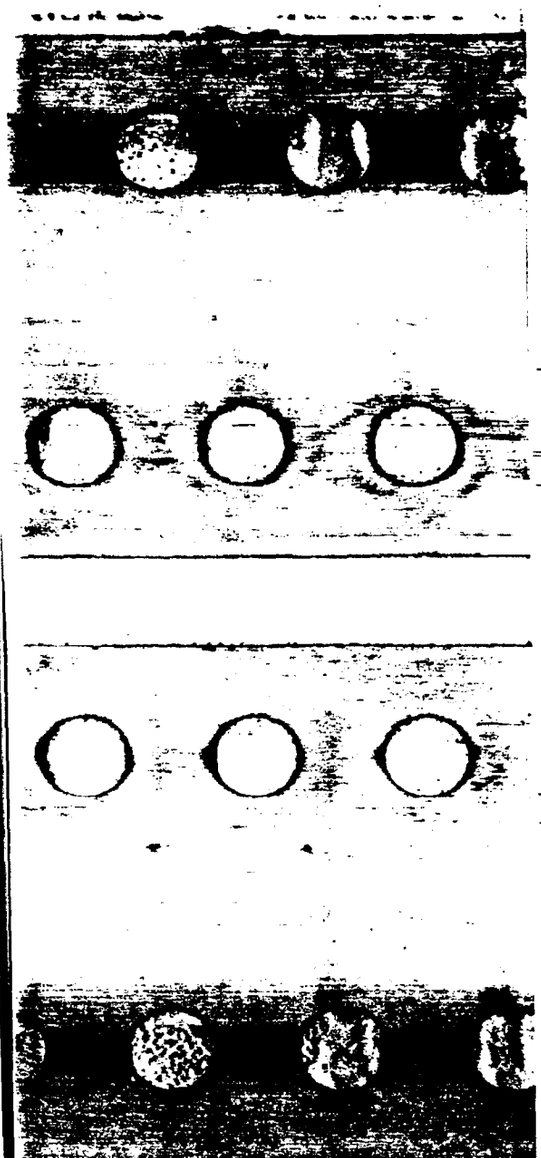
26842

IDENTIFICATION REFERENCE

MAY 17 11 00 AM '90

FELIX Z. WHITESELL
REGISTER DAVIDSON COUNTY

2343 05/17 0101 03CHECK 249.55



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8110 PAGE 937

| | | |
|---|---|---|
| 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 73500.00
CON TX 242.55
PRFEE 1.00
WDEED 6.00
TOTAL 249.55
CHECK 249.55

05/17/90 01 11:03 0001 2343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26842

IDENTIFI REFERENCE

MAY 17 11 00 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 319786