FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
JUL 25 2 20 PM '90
IDENTIFICATION REFERENCE
44201.

This Instrument Prepared
From Documents & Information
Provided By The Parties By:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Barry Hardy, et ux
4341-4343 Valley Grove Road
Hermitage, Tennessee 37076

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
America' Mortgage Company
500 E. Monroe
P. O. Box 6548
Springfield, IL 62708-6700

MAP-PARCEL:
Map 87-9
Parcel 12
Field Book 4D-12739

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Monty Mires, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Barry Hardy and wife, Thelma 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. 107 on the Plan of Valley Grove, Section 8, as of record in Plat Book 5200, page 606, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Monty Mires by virtue of a deed from John Davenport and wife, Patricia Davenport, as of record in Book 6704, page 940, Register's Office for Davidson County, Tennessee.
>
> Frances H. Mires, spouse of Monty Mires, joins in this conveyance to convey any marital interest she may have in this property.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Book 6395, page 242, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved property known as 4341-4343 Valley Grove Road, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6139, page 443, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 606, said Register's Office..

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of July, 1990.

MONTY MIRES

FRANCES H. MIRES

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monty Mires and wife, Frances H. Mires,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 25th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 10-6-91

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $64,919.65.

Helen Hardy
AFFIANT

Subscribed and sworn to before me this 25th day of July, 1990.

Jean Roberson
NOTARY PUBLIC

My Commission Expires: 10-6-91

3428 07/25 0101 03CHECK 224.17

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8160 PAGE 163

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

CAMT	64919.65
CON TX	214.17
PRFEE	1.00
WDEED	9.00
TOTAL	224.17
CHECK	224.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/90 01 14:21 0001 3428

4420.1.

IDENTIFICATION REFERENCE

JUL 25 2 20 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 340226