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STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,590.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 90

Notary Public

MY COMMISSION EXPIRES 5/24/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

95 Century Blvd - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 219 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Hazel Manoka Janke (NAME)	First Investment Company (NAME)	MAP 150-9
2845 Barksdale Lane (ADDRESS)	4300 East Broad Street (ADDRESS)	PARCEL 79
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbus, Ohio 43212 (CITY) (STATE) (ZIP)	2DX-05397

FOR AND 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, Ronald Ray Hardy and wife, Beverly K. Hardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hazel Manoka Janke, unmarried

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:

Being Lot No. 183 on the Plan of Section 3, Forest View Park, of record in Plat Book 5210, Page 353, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald Ray Hardy and wife, Beverly K. Hardy by Deed from Donald Joe Conard and wife, Marnita J. Conard of record in Book 7094, Page 901, Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5882, Page 263 Register's Office for said County.

This conveyance is subject to a certain Deed of Trust to First Investment Company of record in Book 7094, Page 904, Register's Office for Davidson County, Tennessee, the unpaid balance of which the grantee hereby jointly and severally assumes and agrees to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of Ronald Ray Hardy and wife, Beverly K. Hardy under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The escrow account in connection with said loan is hereby transferred to the Grantee.

Property is improved / Property is improved: X property is known as 2845 Barksdale Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Post or 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 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 30th day of July, 19 90

Ronald Ray Hardy
Ronald Ray Hardy

Beverly K. Hardy
Beverly K. Hardy

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public in and for said County and State, the within named Ronald Ray Hardy and wife, Beverly K. Hardy

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 30th day of July 19 90

Commission expires 5/24/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

4 6 5 8 6

Aug 3 8 07 AM '90

6583 08/03 0101 030HECK 236.68

WARRANTY DEED

FROM

Ronald Ray Hardy and wife, Beverly K. Hardy

TO

Hazel Maruka Yanke

RETURN TO:

CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

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 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 69590.28
CON TX 229.68
PRFEE 1.00
WDEED 6.00
TOTAL 236.68
CHECK 236.68

08/03/90 01 08:10 0001 6583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46586

AUG 3 8 07 AM '90

No. 343052