Bk 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,885.00

M. Campbelle - duGard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Campbelle-duGard (NAME)	National Mortgage Company (NAME)	82-09-27
1318 7th Avenue North (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, James Andrew Hardaway, Jr. and wife, Helen Louise Hardaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Campbelle-duGard, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the easterly side of Seventh Avenue North, formerly Vine Street, and runs back between lines, 174 feet 11 inches on the southerly line, and 175.6 feet on the northerly line to an alley, on which it measures 50 feet.

Being the same property conveyed to James Andrew Hardaway, Jr. and wife, Helen Louise Hardaway, by deed from L. C. Tanley, Jr. and Rick C. Tanley of record in Book 7401, page 380, Register's Office of Davidson County, Tennessee.

The grantee hereby assumes and agrees to pay a certain Deed of Trust at Book 7804, Page 787.

Margaret Campbelle-duGard and M. Campbelle-duGard are one and the same person.

3763

RECEIVED FOR RECORD
Aug 8 9 11 AM '91

unimproved ( )
This is improved (X) property, known as 1318 7th Avenue North, Nashville, TN 37208
(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 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 hand s this 7th day of August, 19 91

James Andrew Hardaway, Jr.

Helen Louise Hardaway

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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 James Andrew Hardaway, Jr. and wife, Helen Louise Hardaway

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August 19 91.

Commission expires November 10, 1991

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

WARRANTY DEED

FROM
James Andrew Hardaway, Jr. and wife,
Helen Louise Hardaway

TO
Margaret Campbelle-duGard

RETURN TO:
LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

08/28/91 0101 03CHECK 24713

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

RECEIVED OF _____

FOR _____

BOOK 8416 PAGE 456

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 64885.00
CON TX 240.13
PRFEE 1.00
WDEED 6.00
TOTAL 247.13
CHECK 247.13

08/08/91 01 09:13 0001 1921

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37683

IDENTIFICATION REFERENCE

AUG 8 9 11 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 448489