BOOK 8699 PAGE 796

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
7th DAY OF **August**, 1992

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WALDEN M. HARDCASTLE et al (NAME)	**Same as New Owner** (NAME)	**11D-18405**
1301 South Graycroft Ave. (ADDRESS)	(ADDRESS)	**Map 51-10-12**
Madison, Tn 37115 (CITY) (STATE) (ZIP)	(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, **MICHAEL ALLEN GREENE AND WIFE, SUSAN GREENE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALDEN M. HARDCASTLE AND WIFE, WILMA C. HARDCASTLE, as tenants by the entirety and VIOLA P. CANTRELL, as joint tenants with right of survivorship**

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 Oakland Acres, Section 3, as of record in Book 2133, Page 34, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

INCLUDED in the above described but specifically EXCLUDED from the effect of this sale is that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7601, Page 715, Register's Office for said County, described as follows

LAND in Davidson County, Tennessee, beginning at a point on the southwest corner of Parcel 12 of Map 51-10 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence northeasterly with a curve to the right of radius 707.90 feet along existing right of way line for a distance of 163.0 feet to a point; thence North 39 deg. 13' 25" East for a distance of 32.8 feet to a point; thence southeasterly with a curve to the right of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 50 deg. 56' 35" East for a distance of 5.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 39 deg. 13' 25" West along proposed right-of-way line for a distance of 32.8 feet to a point; thence southwesterly with a curve to the left of radius 702.90 feet for a distance of 161.85 feet to a point; thence North 59 deg. 21' 46" West for a distance of 5.05 feet to the point of beginning and containing therein an area of 1080 square feet, plus or minus.

Being the same property conveyed to Michael Allen Greene, unmarried, by Warranty Deed from First Cumberland Bank of record in Book 8117, Page 697, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as **1301 South Graycroft Avenue, Madison, Tn 37115** (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 this 7th day of August, 1992

Michael Allen Greene
Michael Allen Greene

Susan Greene
Susan Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named Michael Allen Greene and wife, Susan Greene

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 Madison, Tennessee, this 7th day of August 1992.

Commission expires 7-23-94

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

35992

IDENTIFICATION REFERENCE

AUG 12 10 11 AM '92

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9780 08/12 0101 03CHECK 268.00

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
MICHAEL ALLEN GREENE
AND WIFE, SUSAN GREENE

TO:
WALDEN M. HARDCASTLE et al

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

08/12/92 01 10:14 0001 9780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 9 9 2

IDENTIFICATION REFERENCE

AUG 12 10 11 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 559568