PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32626)
Dav. Co. File: Box 8 LH

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Affiant

Sworn and subscribed before me this
3rd day of December, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
Louis S. Hart
306 Brandywine Drive
Old Hickory, TN 37138

RESPONSIBLE FOR PAYMENT OF TAXES:
Byrom A. Hardiman
3800 Sam Boney Drive #1014
Nashville, TN 37211

MAP-PARCEL NUMBERS
54-13-71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Byrom A. Hardiman, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis S. Hart and spouse, Carol H. Hart,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Brandywine Farms, Section I, of record in Book 3600, pages 79 & 80, Register's Office for said County.

Said Lot No. 13 fronts 125.0 feet on the westerly margin and extends back 332.0 feet on the northerly line and 345.6 feet on the southerly line to a dead line, measuring 134.6 feet thereon.

Being the same premises conveyed to Bryom H. Hardiman and wife Lois B. Hardiman by deed from J.R. Coarsey, Trustee of record in Book 3865, page 419, said Register's Office. The said Lois B. Hardiman having since died leaving Byrom A. Hardiman as surviving tenant by the entirety.

Subject to restrictive covenant contained in instrument of record in Book 3816, page 544, Book 3822, page 851, Book 3843, page 951 as extended in Book 6371, page 372, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Byrom A. Hardiman by Elaine Ramsey as Attorney in Fact pursuant to a Power of Attorney of record in Book 6764, page 620, Register's Office for Davidson County. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

7 0 6 9 5.

IDENTIFICATION REFERENCE

DEC 4 10 49 AM '92

R. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8242 12/04 0101 03CHECK 471.50

This is improved property known as: 306 Brandywine Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of December, 1992.

Byrom A. Hardiman

Byrom A. Hardiman, By: Elaine Ramsey, Atty-In-Fact

State of Tennessee
County of Davidson

On this 3rd day of December, 1992, before me the undersigned authority, personally appeared Elaine Ramsey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

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 **Elaine Ramsey**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Byrom A. Hardiman**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of December, 1992.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Byrom A. Hardiman

TO: Louis S. Hart and Carol H. Hart

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

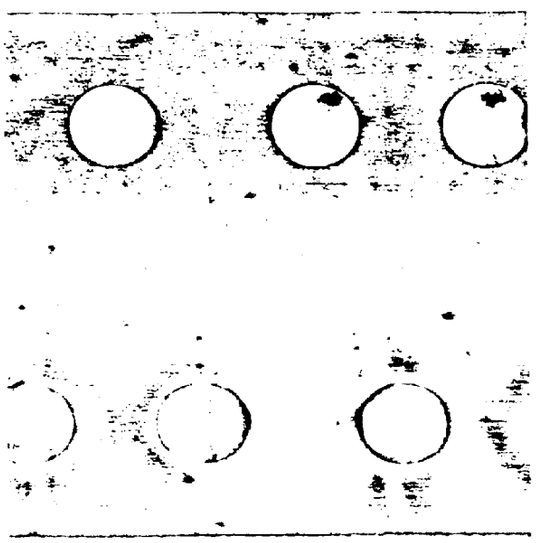
Elaine Ramsey
Elaine Ramsey, Affiant

Sworn to and subscribed before me this
3rd day of December, 1992.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

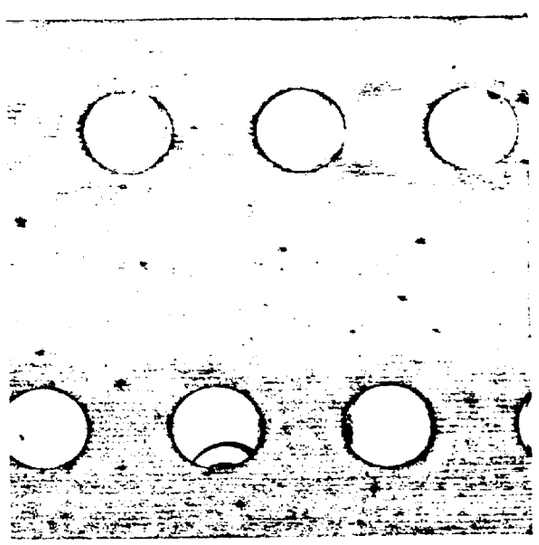
RECEIVED OF _____

FOR _____

BOOK 8804 PAGE 795

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 125000.00
CON TX 462.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0695.

IDENTIFICATION REFERENCE

Dec 4 10 49 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

12/04/92 01 10:47 0001 8242

No. 597492