Box 22

BOOK 9262 PAGE 856

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Richard Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 94

Notary Public J. DYKE TATUM

MY COMMISSION EXPIRES 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tatum & Jones, Attorneys, 2001 Charlotte Avenue, Suite 200, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hardy (NAME)	~~XXXX~~ Richard Hardy (NAME)	91-14-198
231 Orlando Avenue (ADDRESS)	109 Rolling River Court (ADDRESS)	08DA 44820
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37221 (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, Deborah C. Bean, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Hardy and wife, Lydia 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 part of Lot No. 7 on an unrecorded Plan of resubdivision of a part of Lot No. 20 on the Plan of C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, and more particularly described according to a survey made by Norris H. Hickerson, Surveyor, on November 4, 1953, as follows:

Beginning at an iron pin in the westerly margin of Orlando Avenue, said iron pin being located south 10 degrees east 388' from the southerly margin of Lenox Avenue, said point being the northeast corner of Lot No. 7 on the unrecorded plan of resubdivision of part of Lot No. 20 Plan of C.C. Vernon Farm, of record in Book 161, Page 164, Register's Office for said County. Running thence with the westerly margin of Orlando Avenue, South 10 degrees East 55' to an iron pin. Said iron pin being located North 10 degrees West 20' from the original corner of said Lot No. 7; running thence South 88 degrees 30' West 149.3 feet to an iron pin, said iron pin being located North 7 degrees 45 minutes West 20' from the southwest corner of said Lot No. 7 running thence North 9 degrees 45 minutes West 42.5' to an iron pin, said iron pin being the northwest corner of said Lot No. 7; running thence North 83 degrees 20 minutes East 147.5 feet to the point of beginning.

Being the same property conveyed to Samie L. Bean and wife, Deborah C. Bean by Quitclaim deed from Donald Arkovitz as of record in Book 5676, page 345, Register's Office for Davidson County, Tennessee. The said Samie L. Bean having since died.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved (X) property, known as 231 Orlando Avenue, Nashville, TN 37209 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 my hand this 1st day of March, 19 94

Deborah C Bean

Deborah C. Bean

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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 Deborah C. Bean, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March 19 94.

Commission expires 7/26/97

I. DYKE TATUM 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

94 MAR -1 AM 11:55
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

3933 03/01 0101 03CHECK 108.90

WARRANTY DEED
FROM
TO
RETURN TO:



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	27000.00
CON TX	99.90
PRFEE	1.00
REGFEE	8.00
TOTAL	108.90
CHECK	108.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22350
IDENTIFICATION REFERENCE

94 MAR -1 AM 11:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/01/94 01 11:56 0001 5933

No. 761379