RE-RECORD

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Eva C. Chandler
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 1994.

Jeanne M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

Mail

94 JUN 20 PM 1:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

627311
IDENTIF. & REFERENCE

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Eva C. Chandler 3913 Arbor Dr. Nash, Tn. 37207	SAME AS NEW OWNER	41-11-103

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **CRAIG L. HARDISON and JAN MARIE** BAGINSKI, **as the only heirs at law of V. E. Hardison, Jr. and Jeanne M. Hardison, both deceased**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **EVA C. CHANDLER**, (the "Grantee"), her heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Bellshire Estates, Section I, of record in Book 2133, page 124, Register's Office for Davidson County, Tenn.

Said Lot No. 42 fronts 280 feet on the westerly side of Devonshire Drive and extends back between lines 285 feet on the southerly side and 287 feet on the northerly side to a dead line in the rear on which it measures 112.8 feet.

Being the same property conveyed to V. E. Hardison, Jr., by ded from V. E. Hardison, of record in book 4016, page 844, Register's Office, Davidson County, Tennessee. The said V. E. Hardison, Jr., died testate on August 27, 1984 by by his Last Will and Testament the said property was devised to his wife, Jeanne M. Hardison, who subsequently died on August 6, 1990. By the deaths of both V. E. Hardison, Jr. and his wife, Jeanne M. Hardison the said property became vested in Craig L. Hardison and Jan Marie Baginski as their only heirs at law and as further evidenced by affidavit executed by Craig L. Hardison of record in Book 9383, page 68, and by affidavit executed by Jan Marie Baginski, of record in Book 9353, page 90, both in the Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 4008 Devonshire Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, heir successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on the day and date acknowledged below.

Craig L. Hardison
CRAIG L. HARDISON

Jan Marie Baginski
JAN MARIE BAGINSKI

STATE OF VIRGINIA)
COUNTY OF Hampton)

7919 06/20 0101 03CHECK 317.95

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, CRAIG L. HARDISON, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of June, 1994.

Anne L Johnson
NOTARY PUBLIC

My Commission Expires: My Commission Expires [illegible]

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, JAN MARIE BAGINSKI, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of June, 1994.

GENERAL NOTARY-State of Nebraska
THOMAS J. PASKACH
My Comm. Exp. May 24, 1995

Thomas J. Paskach
NOTARY PUBLIC

My Commission Expires: May 24, 1995

66923
IDENTIFICATION REFERENCE
RE-RECORD
94 JUL -1 AM 11:22
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2505 07/01 0101 03CHECK 8.00