This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Bruce Alan Hardin and Shannon C. Hardin
2114 Sunset Place
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 104-15
PARCEL 232
24W-09465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William H. Teasley and wife, Heather D. Teasley hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bruce Alan Hardin and wife, Shannon C. Hardin, as tenants by the entirety, 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:

> BEING Lot No. 9, on the Plan of Linden Place, of record in Plat Book 547, Pages 121 and 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William H. Teasley and wife, Heather D. Teasley, by deed from Brenda Sue Meadows, et al, heirs-at-law of Neoma Lee Teasley of record in 548, Page 896, through 911 et seq., and Book 8589, Page 543, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deeds of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Southern Financial of record in Book 8548, Page 914, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2114 Sunset Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruce Alan Hardin and wife, Shannon C. Hardin, their heirs and assigns, forever; and we, William H. Teasley and wife, Heather D. Teasley 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of September, 1994.

William H. Teasley

Heather D. Teasley

4618 09/02 0101 03CHECK 256.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Teasley and wife, Heather D. Teasley 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of September, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

94 SEP -2 AM 8:57
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

87350
IDENTIF. & REFERENCE



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

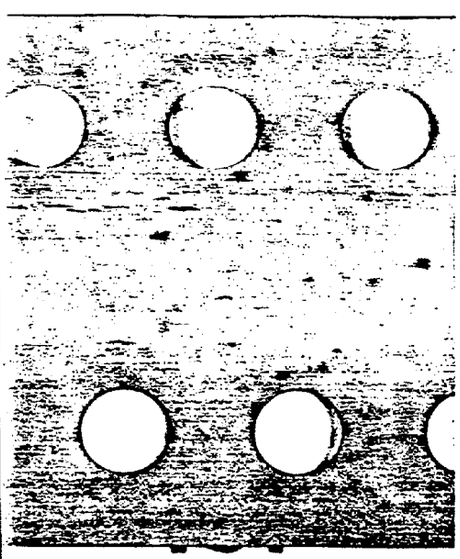
RECEIVED OF _____

FOR _____

BOOK 9454 PAGE 390

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
TOTAL	256.90
CHECK	256.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 08:55 0001 4618

87350
IDENTIF. & REFERENCE

94 SEP -2 AM 8:5
FELIX Z. WILSON, REGIS
DAVIDSON COUNTY, TN.

No. 830992