BOOK 9521 PG 242

Box 12 cm

FROM: EUGENE F. GUERRE & WIFE, MARGARET A. GUERRE

TO: ERNEST K. HARDISON, III & WIFE, LYNN N. HARDISON

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ernest K. Hardison, III & wife, 308 Ashcroft Place Nashville, Tn. 37215	SAME	Map 116-12 Parcel 148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Ernest K. Hardison III

Affiant

Subscribed and sworn to before me, this the 14th day of November, 1994.

Carol R. Knight

Notary Public

My Comm. Expires: 1/25/97

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Eugene F. Guerre and wife, Margaret A. Guerre, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Ernest K. Hardison, III and wife, Lynn N. Hardison, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 308 Ashcroft Place, Nashville, Tn. 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 14th day of November, 1994.

Eugene F. Guerre by John C. Sawyer as Attorney-in-Fact

Eugene F. Guerre by John C. Sawyer
as Attorney-in-Fact

Margaret A. Guerre by John C. Sawyer as Attorney-in-Fact

Margaret A. Guerre by John C. Sawyer
as Attorney-in-Fact

4214 11/15 0101 03CHECK 1844.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of November, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John C. Sawyer, to me known to be the person who executed the foregoing instrument in behalf of Eugene F. Guerre and wife, Margaret A. Guerre and acknowledged that he executed the same as the free act and deed of the said Eugene F. Guerre and wife, Margaret A. Guerre.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of November, 1994.

Carol R. Kinsey
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/97

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ashcroft Place, as of record in Plat Book 7900, page 452, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eugene F. Guerre and wife, Margaret A. Guerre, by deed from Robert Hilton Wickham, married, of record in Book 9246, page 122, Register's Office for Davidson County, Tennessee.

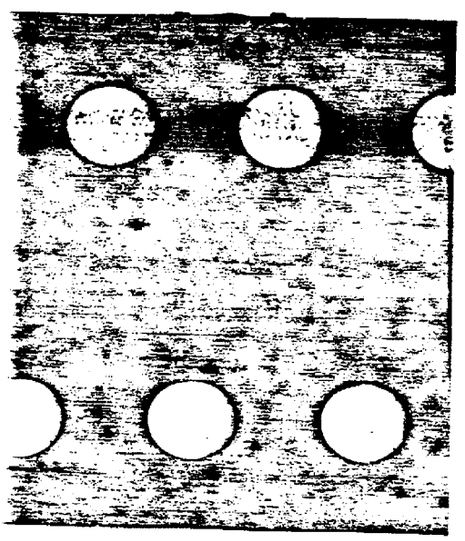
The above property is conveyed subject to the following:

1. Restrictive covenants of record in Book 1139, page 105, said Register's Office.

2. All matters as shown on the Plan of record in Book 7900, page 452, said Register's Office.

3. Sanitary sewer and/or storm drainage easement of record in Book 4154, page 215, said Register's Office.

09126
IDENTIFICATION REFERENCE
94 NOV 15 PM 4:21
REGISTER
DAVIDSON COUNTY, TN.



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

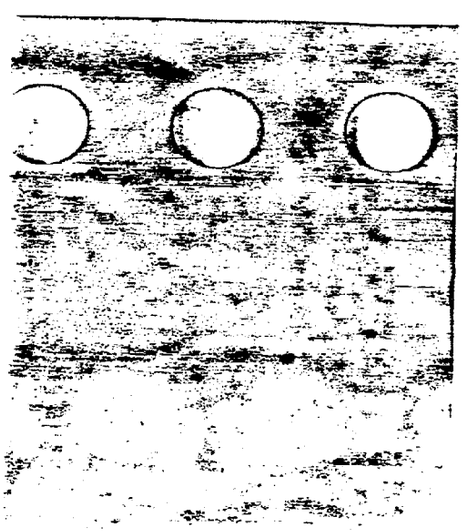
RECEIVED OF _____

FOR _____

BOOK 9521 PG 245

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 495000.00
CON TX 1831.50
PRFEE 1.00
WDEED 12.00
TOTAL 1844.50
CHECK 1844.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/94 01 16:21 0001 4214

09126
IDENTIF. # REFERENCE

94 NOV 15 PM 4:21

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

No. 854291