WARRANTY DEED

BOX #19B

G#95-6-6

BOOK 9697 PG 798

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRUCE ALAN HARDIN	"NEW OWNERS"	MAP 104-09
(NAME)	(NAME)	
3720 Richland Avenue		PARCEL 070
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		FB #26W-02225
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, ~~XXX~~ I, PRESLEY W. NAVE, JR., A SINGLE PERSON

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

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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 177 of Block "8", in Division "A", on the Plan of Richland Realty Company, as of record in Book 161, Page 151, of the Register's Office for Davidson County, Tennessee, and which lot is more accurately described as follows:

BEGINNING at a point on the North side of Richland Avenue 250 feet East of Christopher Street; thence, at right angles, northerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a point in the northern margin of Richland Avenue; thence, at right angles, westerly along said margin of Richland Avenue, 50 feet to the point of BEGINNING.

BEING the same property conveyed to Presley W. Nave, Jr., a single person, by Deed from Bertha Gobel-Meek and spouse, Sean Meek, of record in Book 8477, Page 305, and as corrected on certified copy of same and re-recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which

CONTINUED

unimproved ( )
This is improved (X) property, known as 3720 Richland Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 9th day of June 19 95

Presley W. Nave Jr.

PRESLEY W. NAVE, JR.

BOOK 9697 PG 799

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 PRESLEY W. NAVE, JR., A SINGLE PERSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 9th day of June, 19 95.

Commission expires September 16, 1995

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

LEGAL DESCRIPTION CONTINUATION

have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by the Grantor herein to Associates Financial Services Company, Inc. (now known as Associates Financial Services Company of Tennessee, Inc.) in the original principal amount of $100,352.99, dated October 17, 1994, of record in Book 9495, Page 707, Register's Office for Davidson County, Tennessee.

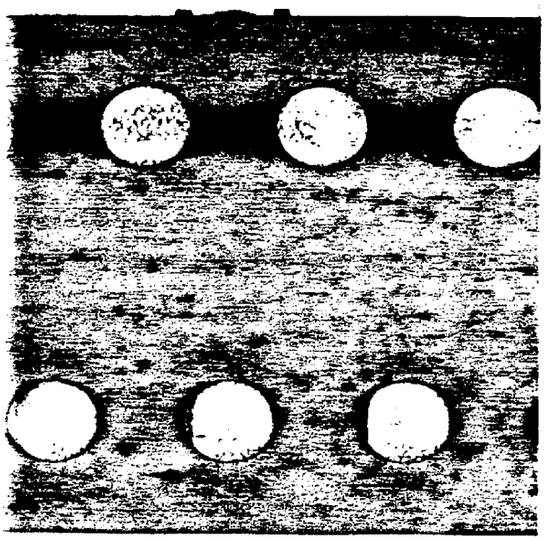
95 JUN 12 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0069060

0080 06/12 0101 03CHECK

730-50



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

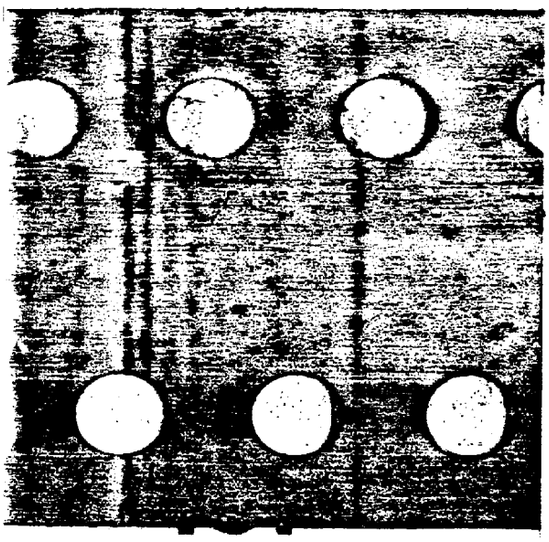
RECEIVED OF _____

FOR _____

BOOK 9697 PG 800

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
195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
TOTAL 730.50
CHECK 730.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/95 01 13:57 0001 0080

0069060
IDENTIF. ↑ REFERENCE

95 JUN 12 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919337