**WARRANTY DEED**

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$58,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires NOV. 22, 1997

BOOK 9709 PG 292

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARC. |
|---|---|---|
| Clifford V. Hardin | Same | Map 91-7 |
| 5209 Kentucky Ave. | AND ALSO-Send duplicate to Mortgagee: | Parcel 218 |
| Nashville, TN 37209 | H. C. Duke | |
| | 7435 Lakeview Dr. | |
| | Nashville, TN 37290 | |

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY-EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($58,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **H. C. DUKE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFFORD HARDIN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 1116, 1118 and the easterly 10 feet of Lot No. 1120 of Block 170 on the Plan of No. 1 Plan of West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 1116, 1118 and part of Lot No. 1120 front together 60 feet on the southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to H. C. Duke by Trustee's Deed from H. E. Collins, Trustee of record in Book 8533, Page 463, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

5209 Kentucky Ave., Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 21st day of June, 1995.

H. C. Duke

**H. C. DUKE** - SELLER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 9709 PG 293

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. C. Duke**, 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 Nashville, Tennessee, this 21st day of June, 1995.

NOTARY PUBLIC

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

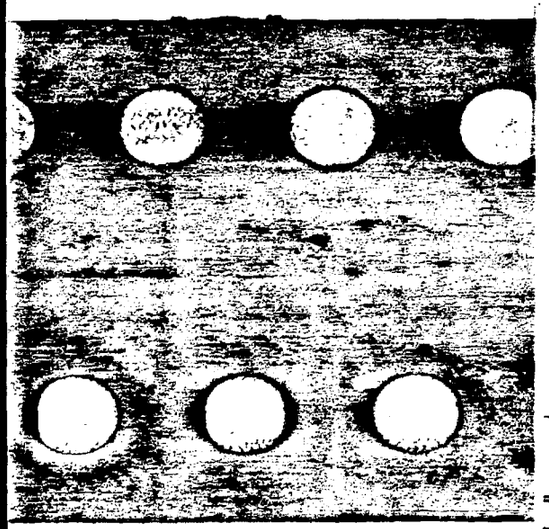
My commission expires: _____

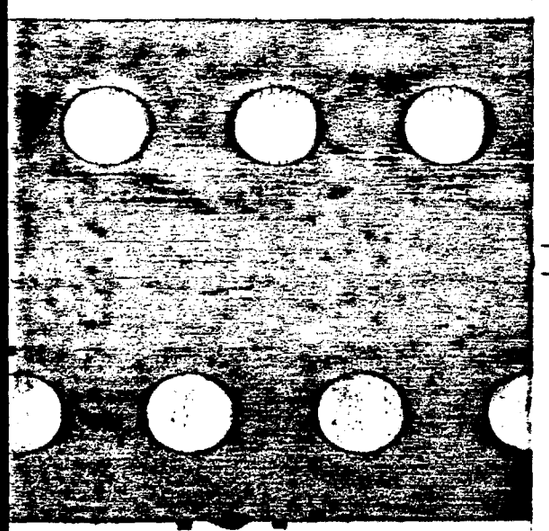
PICK-UP

0072366
IDENTIF. ← REFERENCE

95 JUN 22 AM 9:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3796 06/22 0101 03CHECK 226.93





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

RECEIVED OF _____

FOR _____

BOOK 9709 PG 294

| | | |
|---|---|---|
| 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 | 58900.00 |
| CON TX | 217.93 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 226.93 |
| CHECK | 226.93 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/22/95 01 09:46 0001 3796

0072366
IDENTIF. ↑ REFERENCE

95 JUN 22 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 923005