This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9753PG230

ADDRESS NEW OWNER:
Thomas W. Hardy and Leonora A. Hardy
900 19th Avenue South,Unit 104
Nashville, Tennessee 37212

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 92-16
GROUP B
PARCEL 4CO

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, I, Doris P. Hardy,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas W. Hardy and wife, Leonora A. Hardy, 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 condominium apartment in Davidson County, Tennessee, being Unit No. 104, Level 3, of University Square Condominium Apartments, created Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "A" of said Master Deed. Reference is hereby made to the Plat of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Thomas H. Hardy and wife, Doris P. Hardy, by deed from University Square Joint Venture, of record in Book 7672, page 510, Register's Office for Davidson County, Tennessee, the said Thomas H. Hardy having since died.
>
> The undersigned Doris P. Hardy and Doris Hardy are one and the same person.

This is improved property known as 900 19th Avenue South,Unit 104, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in Book 6900, page 124, in said Register's Office.
3. Master deed establishing a Horizontal Property Regime of University Square Condominium Association of record in Book 7051, page 529, as amended in Book 7119, page 884, Register's

Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 7051, page 559, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas W. Hardy and wife, Leonora A. Hardy, their heirs and assigns, forever; and I, Doris P. Hardy,an unmarried person, do covenant with the said Grantees 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 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 my hand this the 28th day of July, 1995.

Doris P. Hardy

Doris P. Hardy By: R. Scott Hardy
Attorney-In-Fact

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, R. Scott Hardy, 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 on behalf of Doris P. Hardy as her Attorney-In-Fact, as the free act and deed of the within named Doris P. Hardy. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of July, 1995.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 92,503.15.

Leonora A. Hardy

AFFIANT

Subscribed and sworn to before me
this 28th day of July, 1995.

June E. Atkinson

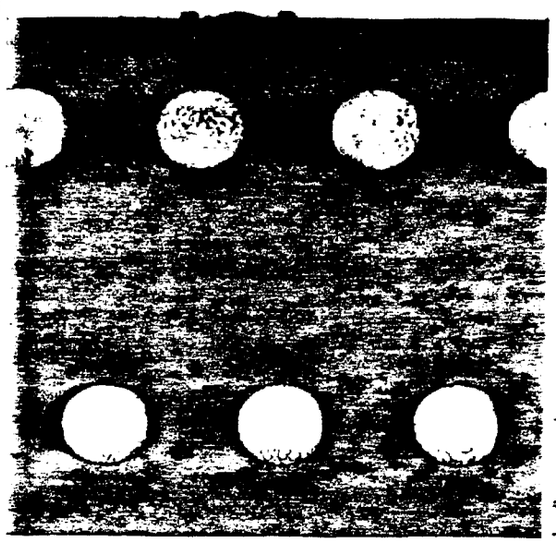
NOTARY PUBLIC
My Commission Expires: 07/27/96

0086344

IDENTIF. ↑ REFERENCE

95 AUG -4 AM 11:25
FELIX Z. HASSELL, JR.
DAVIDSON COUNTY, TN

9041 08/04 0101 03CHECK 351.27



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

RECEIVED OF _____

FOR _____

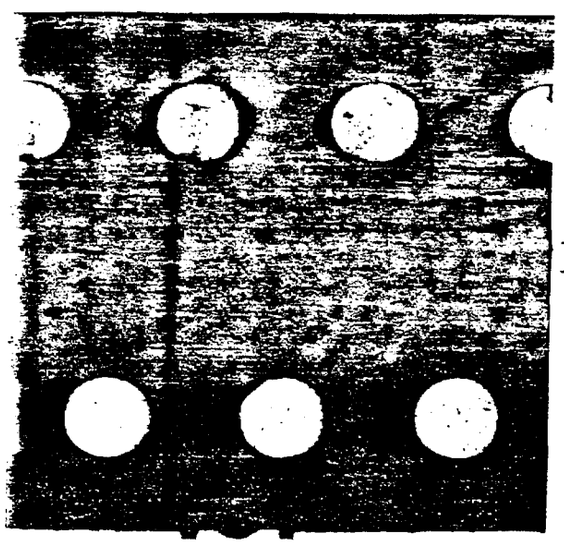
BOOK 9753PG232

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 92503.15
CON TX 342.27
PRFEE 1.00
WDEED 8.00
TOTAL 351.27
CHECK 351.27

08/04/95 01 13:25 0001 9041



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0086344
IDENTIF. # REFERENCE

95 AUG -4 PM 1:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

No. 938065