County TS

WARRANTY DEED

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-27-96

BOOK 9806 PG 683

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Michelle D Hardesty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Hardesty (NAME)	Fleet Mortgage Corp. (NAME)	
883 Idlewild Drive (ADDRESS)	783 Old Hickory Blvd., Suite 301 (ADDRESS)	052-05-0-195.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles Joseph Martin, Jr. and wife, Valerie Jean Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Hardesty and wife, Michelle D. Hardesty

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:

Land in Davidson County, TN, being part of Lot No. 9 on the Map of the Chadwell Place, as of record in Book 547, Page 60, Register's Office for said County, and described according to a copy of a survey thereof made by Harvey Gee, October 19, 1948, as follows: Beginning at an iron pin on the northerly margin of Idlewild Avenue at the southeast corner of the property conveyed to Calvin H. Watkins and wife, by deed of record in Book 1556, Page 481, Regsiter's Office for said County; thence along Idlewild Avenue S 52 deg. 30' W 87.5 feet to the northeast corner of the property conveyed to Ernest E. Tomlinson, Jr. and wife, by deed of record in Book 1514, Page 251, said Register's Office; thence along Tomlinson's line and along a hedge and fence, N 36 deg. 20' W 265 feet to a fence post; thence along a fence N 52 deg. 5' E 76.2 feet to an iron pin at the southwest corner of the Calvin H. Watkins lot; thence along the line of Watkins, S 40 deg. 20' E 263 feet to the beginning.

Being the same property conveyed to Charles Joseph Martin, Jr. and wife, Valerie Jean Martin by deed from Charlie W. Mayberry and wife, Juanita B. Mayberry of record in Book 8182, Page 346, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to all matters shown on the Plan of Record.

RCDG 09/26 0101 03:ECK 267.83

This is improved (X) property, known as 883 Idlewild Drive, Madison, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 25th day of September 19 95

Charles Joseph Martin, Jr. by

Charles Joseph Martin, Jr.

Valerie Jean Martin by

Valerie Jean Martin

683

BOOK 9806 PG 684

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Pike, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Charles Joseph Martin, Jr. and wife, Valerie Jean Martin and that he is authorized by Charles Joseph Martin, Jr. and wife, Valerie Jean Martin to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 25th day of September, 1995.

Notary Public

My commission expires 1/27/96

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 1-27-96

0105295

IDENTIFICATION REFERENCE

95 SEP 26 AM 11:10

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9806 PG 683

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

CONT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

09/26/95 01 11:11 0001 9425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105295
IDENTIF. # REFERENCE

95 SEP 26 AM 11:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958239