338

P.B. 10038 PG 621

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: _____

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th DAY OF April, 1996.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James A. Hardin, II (NAME)	(NAME)	
5602 Royal Court (ADDRESS)	(ADDRESS)	87-5-A-119
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	4D-94078

Warranty Deed

For and in Consideration of the sum of $ 107,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Jody W. Farmer and wife, Tine M. Farmer

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

James A. Hardin, II and wife, Theresa L. Hardin

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 147, on the plan of Famringham Woods, Phase III, as of record at Book 7900, page 554, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9485 , page 769 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Book 8238, page 176; Book 8351, page 533; Book 8447, page 635; Book 9006, page 409; Book 7900, page 554, in said Register's Office.

Lillian Mather is acting as the lawful and duly appointed Attorney-in-Fact for the said grantor as evidenced by Limited Power of Attorney as of record in the pages which immediately precede this deed.

0178247
IDENTIF. & REFERENCE

96 MAY -3 AM 10:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

( ) unimproved
This is improved (X) property, known as 5602 Royal Court, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of April, 19 96.

Jody W. Farmer
Jody W. Farmer

By: Lillian Mather
Lillian Mather, Atty in Fact

Tine M. Farmer
Tine M. Farmer

By: Lillian Mather
Lillian Mather, Atty in Fact

BOOK 10038 PG 622

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Lillian Mather to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Jody W. Farmer and wife, *, and who acknowledged that she executed the same as the free act and deed of Jody W. Farmer and wife* WITNESS my hand and official seal at Nashville, TN on April 30, 1996.

*Tine M. Farmer

My commission expires: 11-27-99

Notary Public

7757 05/03 0101 03CHECK 404.90

AFFIDAVIT OF ATTORNEY IN FACT

This day appeared before me, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, Lillian Mather, Attorney In Fact, who made oath as follows:

1. That by appointment dated April 19, 1996, which is of recorded in the Register's Office for Davidson County, Tennessee, at Book _____, page _____. (or being recorded simultaneously with the instrument to which this affidavit is applicable)
I, Lillian Mather was appointed as Attorney In Fact for, Jody W. Farmer etux Tine M. Farmer, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

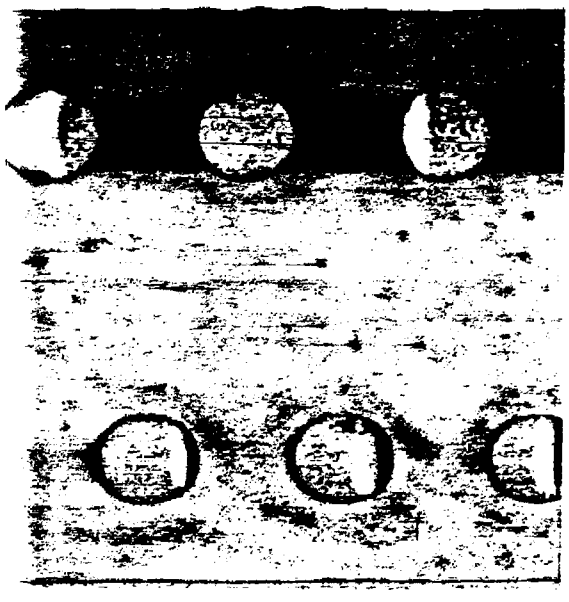
Given under my hand this 30th day of April, 19 96.

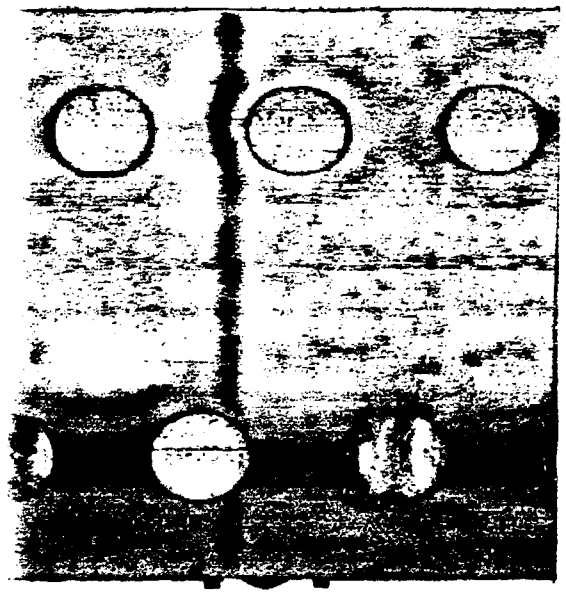
Lillian Mather
Lillian Mather, Affiant

I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated, do certify that Lillian Mather whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand this 30th day of April, 19 96, at Nashville, Tennessee.

My commission expires: 11-27-99

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10038 PG 623

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	
			107000.00	
			CON TX 395.90	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 404.90	
			CHECK 404.90	
05/03/96	01	10:40	0001 7757	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178247
IDENTIF. ← REFERENCE

96 MAY -3 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035786