THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $78,000.00 Rhonda S. Hardeman **AFFIANT** Subscribed and sworn to before me, this 11th day of September, 1996. Wesley D. Turner Notary Public My Commission Expires: 5/30/99 WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Rhonda S. Hardeman 2609 Taigan's Court Nashville, TN 37218	First American National Bank First American Center 70-6-77 Nashville, TN 37237-1701	078-06.-0 77.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EARL OUBRE AND VICTOR DAVIDSON** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RHONDA S. HARDEMAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Taigan's Court of record in Book 6900, page 710, Register's Office for Davidson County, Tennessee, to which plan referenece is hereby made for a more complete description.

Being the same property conveyed to Earl Oubre and Victor Davidson by deed from Curtis L. Ellis, Sr. of record in Book 9861, page 465, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantors.

2. Matters shown on the Plan of record in Book 6900, page 710, Register's Office for said County.

3. Driveway Agreement of record in Book 7894, page 361, Register's Office for said County.

4. Encroachment of neighbor's driveway over the subject property.

This is improved property known as 2609 Taigan's Court, Nashville, Tennessee 37218.

This is not the usual place of residence of either of the Grantors.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 11th day of September, 1996.

Earl Oubre

Victor Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EARL OUBRE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 1996.

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICTOR DAVIDSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 1996.

Notary Public

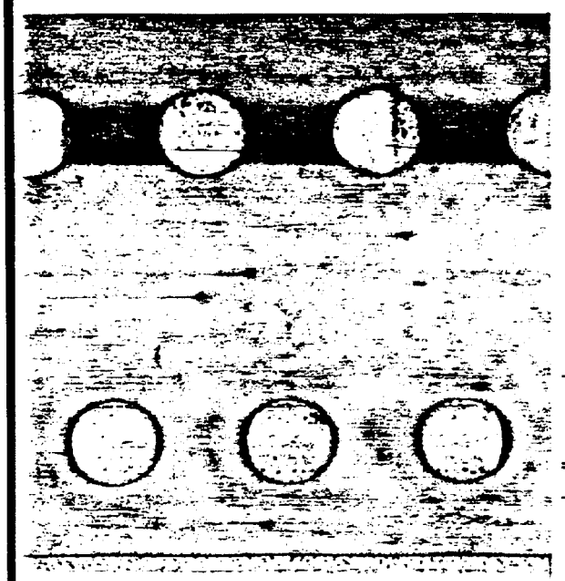
My Commission Expires: 5/30/99

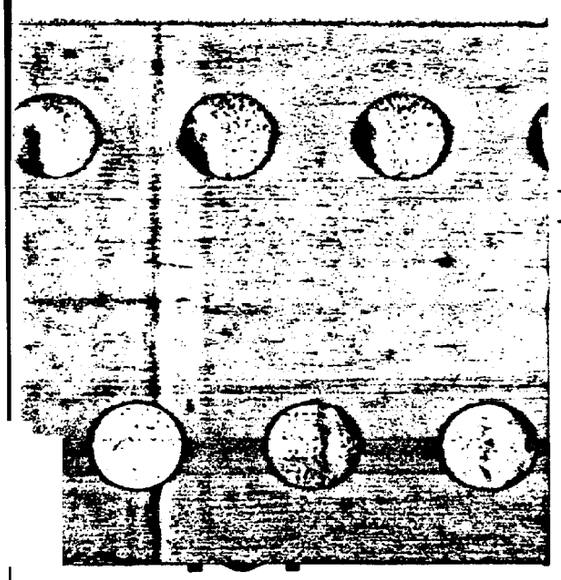
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE

0224657
IDENTIF. & REFERENCE

96 SEP 12 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7552 09/12 0101 03CHECK 297.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10189 PG 562

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	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
TOTAL	297.60
CHECK	297.60

09/12/96 01 15:44 0001 7852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224657
IDENTIF. ↑ REFERENCE

96 SEP 12 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030307