After recording please return to:
Chicago Title Insurance Company
Box 35
File #00281701

BOOK 10301 PG 236

WARRANTY DEED

File No: 00281701

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Troup Brothers	Donald Troup Brothers	116-03-B 162 CO
[NAME]	[NAME]	
4505 Harding Road #162	4505 Harding Road #162	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Nashville, TN 37205	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Louis H. Hardin, Jr., ~~unmarried~~ and Sue Phillips Hardin, married

have this day bargained and sold, and do hereby transfer and convey unto the said Donald Troup Brothers, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Sue Phillips Hardin, Spouse of Louis H. Hardin, Jr., joins in this instrument for the purpose of conveying any and all rights she may have in said property.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 145,000.00

Subscribed and sworn to before me, this the 18TH day of DECEMBER, 19 96

Affiant

My Commission Expires: 04/14/97
[Affix Seal]

Notary Public Mary E. Simmons

NOTARY PUBLIC AT LARGE TENNESSEE STATE

unimproved ( )
This is improved (X) property known as 4505 Harding Road, #162, Nashville,
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 18TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Louis H. Hardin, Jr.

Sue Phillips Hardin

Sue Phillips Hardin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Louis H. Hardin, Jr., unmarried

the within named bargainor(s), 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 Williamson COUNTY, Tennessee this 18TH day of DECEMBER, 19 96.

Mary B. Simmons
Notary Public

Mary B. Simmons

Commission expires 04/14/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 10301 PG 238

Land in Davidson County, Tennessee, being Unit No. 162 as shown on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Book 5282, page 972, et seq., said Register's Office. Said Unit is also known as Apartment No. 162.

Being the same property conveyed to Louis H. Hardin, Jr., and wife, Martha B. Hardin, by deed from Jackie S. Phillips, of record in Book 7974, page 793, Register's Office for Davidson County, Tennessee. The said Martha B. Hardin having since died.

9273 12/26 0101 03CHECK 549.50

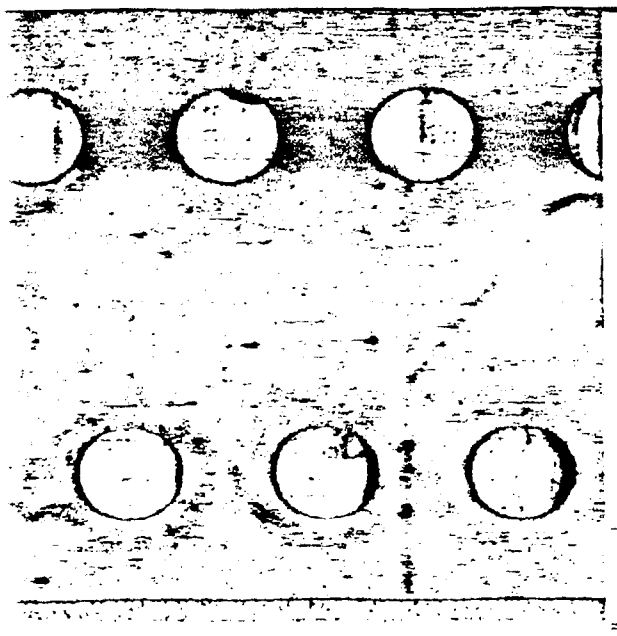
0259055

IDENTIF. ↑ REFERENCE

96 DEC 26 PM 3:05

DAVIDSON COUNTY, TN.

6437



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

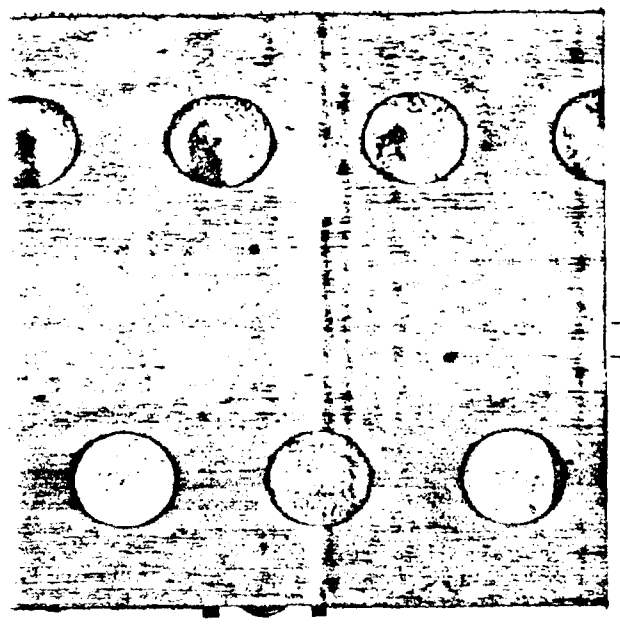
RECEIVED OF _____

FOR _____

BOOK 10301 PG 239

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 145000.00

CON TX 536.50

PRFEE 1.00

WDEED 12.00

TOTAL 549.50

CHECK 549.50

12/26/96 01 15:07 0001 9273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259055

IDENTIF. ↑ REFERENCE

96 DEC 26 PM 3:05

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN.

No. 1101838