This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Robert Hardick et ux
748 Sweetwater Circle
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP 64-15
GROUP A
PARCEL 73.C0

WARRANTY DEED

BOOK 10348 PG 555

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, **Gregory Boyd and wife, Rhonda Boyd** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Robert Hardick and wife, Diane Hardick**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Two, Plantation Walk, of record in Book 7900, page 848, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Gregory Boyd and wife, Rhonda Boyd by deed from dated April 30, 1996, of record in Phillips Builders, Inc., Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 748 Sweetwater Circle, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 64-15, Group A, Parcel 73.C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to a Deed of Trust executed by Gregory Boyd and wife, Rhonda Boyd, to Gregg S. Murphy, Trustee, to secure the payment of a note dated April 30, 1996, in the original principal amount of $$125,300.00, payable to Columbia National, Incorporated, under the

terms and conditions therein contained, all as of record in Trust Deed Book 10034, page 959, Register's Office for Davidson County, Tennessee. Reference is here made to said instrument for all of the terms and conditions thereof.

3. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

4. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 9231, page 719 and amended in Book 9547, page 404, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 858, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Sweetwater Circle; a 3 foot on the northerly lot line; a 7 foot on the southerly lot line; and a 15 foot rear setback line; health department rules and regulations; a 2.5 X 25 foot utility anchor easement located on each front corner; and a 10 foot easement for public utilities and drainage along the front and 5 feet along rear line(s) of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 10th day of February, 1997.

Gregory Boyd

Rhonda Boyd

BOOK 10348 PG 557

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory Boyd and wife, Rhonda Boyd**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 1997.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of February, 1997.

Patricia M. Swin
NOTARY PUBLIC

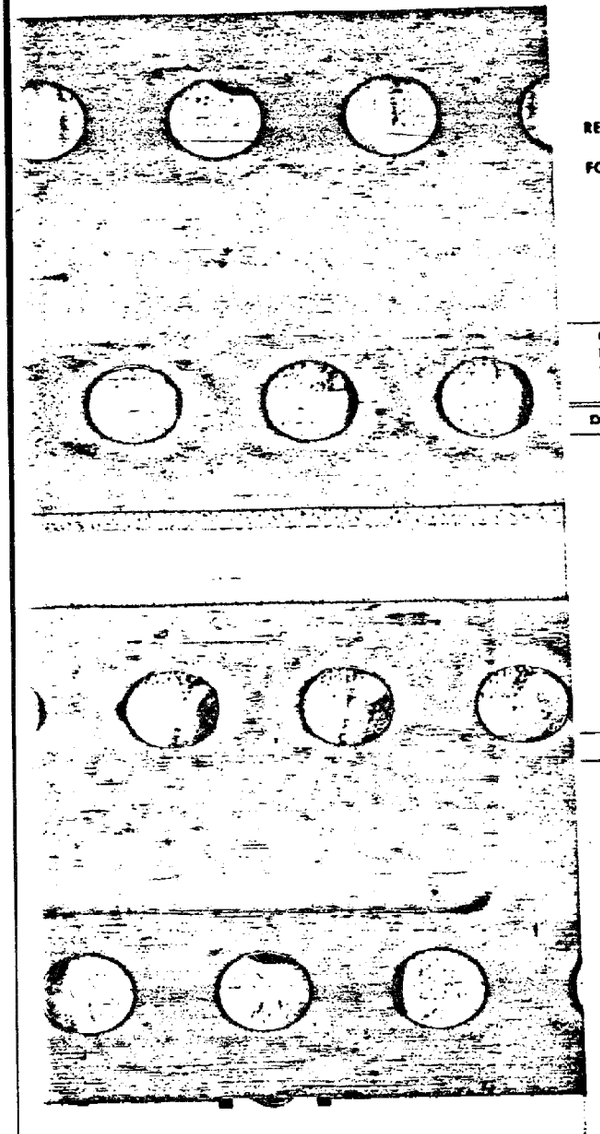
My Commission Expires:

97-116.TI1
WarrantyDeed

97 FEB 13 AM 9:10
DAVIDSON COUNTY, TN.

5984 0213 010 03CHECK 479.20

0272714
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10348 PG 558

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	126000.00
			CON TX	466.20
			PRFEE	1.00
			TDEED	12.00
			ERR	CO
			TDEED	12.00-
			WDEED	12.00
			TOTAL	479.20
			CHECK	479.20

02/13/97 01 09:12 0001 5984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272714
IDENTIF. & REFERENCE

97 FEB 13 AM 9:11
REGISTER
DAVIDSON COUNTY, TN.

No. 1116454