Mail

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

BOOK 10370 PG 323

ADDRESS NEW OWNER:
Lance Varden
845 Netherlands Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
****Mortgagee****

MORTGAGEE:
SouthTrust Mortgage Corporation
P.O. Box 532060
Birmingham, Alabama 35253

MAP	75
GROUP	15
PARCEL	19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Hardick, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Lance Varden, unmarried**, hereinafter called the GRANTEE, his 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. 28-A on the Plan of Meadows of Tulip Grove, Section 2, of record in Book 6250, page 754 and amended in Book 6900, page 184, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Hardick by deed from Jack Byrd, unmarried dated August 21, 1996, of record in Book 10163, page 837, Register's Office for Davidson County, Tennessee. Diane Hardick, wife of Robert Hardick joins in this conveyance to convey any marital interest she may have in said property.
>
> This is improved property known as 845 Netherlands Drive, Hermitage, Tennessee 37076.

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 75, Group 15, Parcel 19. 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 restrictive covenants contained in an instrument of record in Book 6291, page 899, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 754 and amended in Plat Book 6900, page 184, 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 Netherlands Drive; health department rules and regulations; and a public utilities and drainage along the rear 1/3 of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

As a portion of the consideration for this conveyance, as evidenced by his acceptance of this deed of conveyance, Grantee assumes and promises to pay as due, and to indemnify and hold Grantor harmless from, that certain existing first mortgage indebtedness owed to SouthTrust Mortgage Corporation, as evidenced by an instrument of record in Book 7348, page 270, Register's Office for Davidson County, Tennessee; the principal balance of which is currently approximately $55,409.80, beginning with the payment due on March 1, 1997.

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, his heirs and assigns, forever; and,

The undersigned does hereby covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, and that he has a good right to convey it, and the undersigned Grantor warrants that the same is unencumbered unless otherwise herein set out; and,

The undersigned Grantor further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of March, 1997.

Robert E. Hardick

Diane Hardick

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 10370 PG 325

Personally appeared before me, the undersigned Notary Public in and for said County and State, Robert E. Hardick and Diane Hardick , 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 3rd day of March, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,347.26.

AFFIANT

Subscribed and sworn to before me on this 3rd day of March, 1997.

Patricia M. Gwin
NOTARY PUBLIC

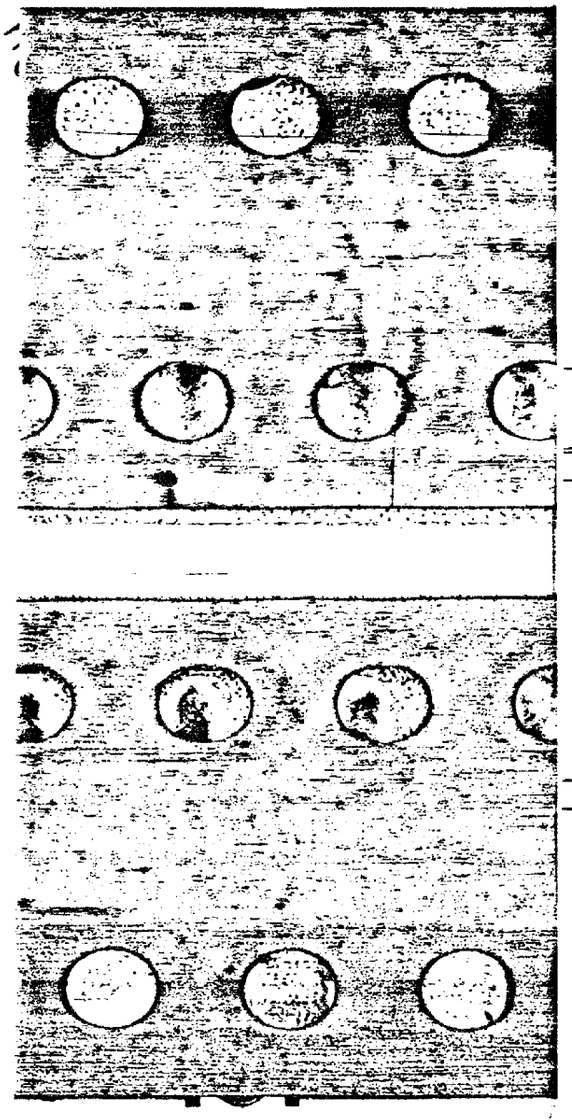
My Commission Expires: 1/30/2001

0279198
IDENTIFICATION REFERENCE

97 MAR -5 PM 2:36

FELIX A. NICHOLSON, REGISTER
DAVIDSON COUNTY, TN.

3018 03/05 0101 03CHECK 239.99



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

RECEIVED OF _____

FOR _____

BOOK 10370 PG 326

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 61347.26
CON TX 226.99
PRFEE 1.00
WDEED 12.00
TOTAL 239.99
CHECK 239.99

03/05/97 01 14:39 0001 3018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279198
IDENTIF. # REFERENCE

97 MAR -5 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123406