THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10609 PG 796
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 171,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 12th day of September, 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRUCE HARDIN 111 32nd Avenue, South Nashville, Tennessee 37212	SAME	MAP 104-6 PARCEL 192

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100- ---------- ($ 171,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, ROBERT HORN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BRUCE HARDIN AND WIFE, SHANNON CORBAN HARDIN hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Bransford Realty Company's West End Avenue Plan as of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50.0 feet on the westerly side of 32nd Avenue, South, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Robert G. Horn and wife, Betty W. Horn, by deed from David M. Ayala, single, of record in Book 6229, page 384, Register's Office for Davidson County, Tennessee; the said Robert G. Horn and Betty W. Horn having since divorced and the said Betty W. Horn having conveyed her interest in subject property to Robert G. Horn by Quitclaim Deed of record in Book 7384, page 292, said Register's Office.

97 SEP 16 AM 9:46
RECEIVED
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03488870

This is improved property known as 111 32nd Avenue, South, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's West End Avenue Plan of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

BOOK 10609 PG 797

GRANTOR___ FURTHER COVENANTs__ and bind s himself ___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of September, 19 97.

Robert Horn

ROBERT HORN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT HORN, UNMARRIED, the bargainor, 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 this 12th day of September, 19 97.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

8678 08/16 0101 03CHECK 641-70

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

RECEIVED OF _____

FOR _____

BOOK 10609 PG 798

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
			CAPT 171000.00	
			CON TX 632.70	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 641.70	
			CHECK 641.70	
09/16/97	01	09:48 0001 8978		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348870
IDENTIF. & REFERENCE

97 SEP 16 AM 9:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1198408