WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37167)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES: 5/26/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Mayer (NAME)	Mercantile Bank N.A. (NAME)	117-6-95
2308 Woodmont Blvd. (ADDRESS)	12680 Olive Blvd. (ADDRESS)	7DA-10585
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Creve Coeur, MO 63141 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steve Edwards Harder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Mayer and wife, Shannon P. Mayer

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 the easterly 100 feet of Lot No. 33 on the Plan of E. L. Hampton's Subdivision, called "Hillsboro Heights", not of record, described according to a copy of a survey thereof made December 26, 1912, as follows:

Beginning at a point in the northerly margin of Woodmont Boulevard, formerly Concrete Boulevard, the common corner of Lots Nos. 33 and 34, which point is 600 feet west of the center lne of 23rd Avenue South, thence with the line between said Lots Nos. 33 and 34, northerly 367.7 feet to the common corner of said lots and Lots Nos. 24 and 25; thence with the line between Lots Nos. 33 and 25, westerly 100 feet to the northeast corner of that part of Lot no. 33 conveyed to Edwin Francis Hunt and wife, by deed from Life and Casualty Insurance Company of Tennessee, Inc., of record in Book 1058, Page 270, Register's Office for said County; thence along Hunt's easterly line, southerly 368 feet, more or less, to the northerly margin of Woodmont Boulevard 700 feet west of the center line of 23rd Avenue South; thence along the northerly margin of Woodmont Boulevard, easterly 100 feet to the point of beginning.

BEING the same property conveyed to Steve Edwards Harder by deed from Allen P. Killam and wife, Ruth D. Killam of record in Book 5797, Page 434, Register's Office for Davidson County, Tennessee.
The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2308 Woodmont Blvd., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our 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. 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 my hand this 26th day of October, 19 98

X Steve Edwards Harder

Steve Edwards Harder

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 Steve Edwards Harder

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 at Nashville, Tennessee, this 26th day of October

Commission expires 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at on this the day of 19 .

My commission expires

Notary Public

9166 10/29 0101 03CHECK 1487.30

050518

IDENTIF. ↑ REFERENCE

98 OCT 29 AM 8:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11175 PAGE 30

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 399000.00
CON TX 1476.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1487.30
CHECK 1487.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9166

050518
IDENTIF. # REFERENCE

98 OCT 29 AM 8:35
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364337