BOOK 11550 PAGE 427

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38030) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 22,000.00

Marla Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17TH DAY OF JUNE, 1999.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 9-23-2000

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 200

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RUSSELL O. READUS	SAME	92-5-307
3009 Clifton Avenue		**11W 62340**
Nashville, TN 37209		

FOR AND IN 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, **RICHARD H. HARDY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL O. READUS**

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 WESTERLY 33 FEET OF LOT NO. 67, ON THE PLAN OF G. E. JACKSON'S SUBDIVISION OF THE MARABLE TRACT, OF RECORD IN PLAT BOOK 161, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 67 FRONTS 33 FEET ON THE SOUTHERLY SIDE OF CLIFTON PIKE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD H. HARDY BY DEED FROM LARRY N. COLE, UNMARRIED, OF RECORD IN BOOK 10679, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property, known as 3009 CLIFTON AVENUE, NASHVILLE, TENNESSEE 37209
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 17 th day of JUNE, 1999

X Richard H. Hardy
RICHARD H. HARDY

0605900
IDENTIF. + REFERENCE

99 JUN 30 PM 1:17
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6248 06/30 0101 03CHECK 92.40

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 RICHARD H. HARDY
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 10th day of June, 1999.

My Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ___th___ day of __JUNE_____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____
as _____ Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____.

Witness my hand and official seal at __Nashville_____, Tennessee, this the __th_____ day of _____June_____, 19__99____.

My commission expires:_____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 1155 PAGE 429

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0605900

IDENTIF. & REFERENCE

99 JUN 30 PM 1:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	22000.00
CON TX	81.40
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	92.40
CHECK	92.40

06/30/99 01 13:23 0001 6248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484711