63

TNI14222

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $76,900.00

Susan Magnuson
Affiant

Subscribed and sworn to before me this 9th day of February, 2000.

Rebecca Montgomery
Notary Public

My commission expires

REBECCA MONTGOMERY NOTARY PUBLIC COMMISSION EXPIRES 1-25-2002 AT LARGE SHELBY COUNTY, TN

WARRANTY DEED

Instr:200002220016857 Page: 1 OF 3
REC'D FOR REC 02/22/2000 9:34:30AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $284.53

Address of New Owner & Send Tax Bills to:	**Prepared By:** Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
433 LEMONT NASHVILLE, TN 37216	**Return To:** TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 061-08-0-A/038.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ISAAC XAVIER WOOD, IV

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

HENRI HARDISON AND JACQUELINE HARDISON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 433 LEMONT, NASHVILLE, TN 37216

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9th day of February, 2000.

Isaac Xavier Wood IV

State of Tennessee
County of Davidson

On this 9th day of February, 2000, before me personally appeared Isaac Xavier Wood, IV to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

REBECCA MONTGOMERY NOTARY PUBLIC COMMISSION EXPIRES 1-20-2002 AT LARGE SHELBY COUNTY, TN

Rebecca Montgomery
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

APPENDIX A

Land in Davidson County, Tennessee, being Unit No. 110 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7514, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 912, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase I, of record in Book 6900, page 646, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

BEING THE SAME PROPERTY CONVEYED TO ISAAC XAVIER WOOD, IV, BY WARRANTY DEED FROM JOSEPH E. MCDERMOTT, DATED OCTOBER 14, 1994, AND RECORDED OCTOBER 21, 1994 IN BOOK 9498, PAGE 645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.