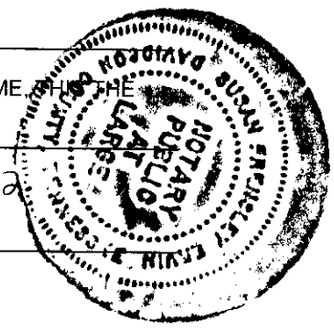
Instr:200008010075627 Page: 1 OF 2
REC'D FOR REC 08/01/2000 8:54:00AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $501.35

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$135,500.00
|X _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF July, 2000.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Hardy and Rosemary Hardy 604 Sweetwater Circle Old Hickory, TN 37138	New Owner	Map 64-15-A Parcel 28-CO

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,

James T. Fowler and wife, Jennifer R. Fowler

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Samuel Hardy and wife, Rosemary Hardy

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF REVISION ONE, PLANTATION WALK SECTION 1 OF RECORD IN PLAT BOOK 7900, PAGE 697, AND AS CORRECTED IN BOOK 9432, PAGE 449, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. FOWLER AND WIFE, JENNIFER R. FOWLER BY DEED FROM CHRISTOPHER J. AUSTIN AND JANICE C. AUSTIN, DATED DECEMBER 27, 1996, AND OF RECORD IN BOOK 10305, PAGE 695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 697, and corrected in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, including but not limited to 20 foot minimum building setback line along the front of said lot, a 15 foot minimum building setback line along the rear of said lot, a 7 foot minimum building setback line along the north side of said lot, a 3 foot minimum building setback line along the south side of said lot, a 10 foot easement for utilities purposes along the front of said lot, a 5 foot easement for utilities purposes along the rear of said lot, and a utility anchor easement over the northwest 2½' X 25' of said lot.
3) Property is subject to Restrictive Covenants contained in Book 9231, Page 719, and Book 9547, Page 904, Register's Office for Davidson County, Tennessee.
4) Property is subject to Plantation Walk Planned Unit Development, of record in Book 7900, Page 697, and corrected in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easement and restrictions as contained therein.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 604 Sweetwater Circle, Old Hickory, TN 37138
(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 our hand(s) this 28th day of July, 2000.

James T. Fowler

Jennifer R. Fowler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James T. Fowler and wife, Jennifer R. Fowler, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076