File Box 29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

11435

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2001.

_____
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Larry Powell Builders, Inc.	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS 051-10-12
(NAME) 631 Shute Lane	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Walden M. Hardcastle, a widower,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Powell Builders, Inc.

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 09/19/01 10:23 3pgs
Fees:18.00 Taxes:425.50

20010919-0101394

This is improved property known as 1301 S. Graycroft Avenue, Madison, TN 37115

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 his hand this 18th day of September, 2001.

Walden M. Hardcastle,

_____

_____ _____

File No.: 11435

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Oakland Acres, Section 3, as of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

INCLUDED in the above described but specifically EXCLUDED from the effect of this sale is that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7601, page 715, Register's Office for said County, described as follows:

LAND in Davidson County, Tennessee, beginning at a point on the southwest corner of Parcel 12 of Map 51-10 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence northeasterly with a curve to the right of radius 707.90 feet along existing right of way line for a distance of 163.0 feet to a point; thence North 39 degrees, 13 minutes, 25 seconds East for a distance of 32.8 feet to a point; thence southeasterly with a curve to the right of redius 25.0 feet for a distance of 39.27 feet to a point; thence South 50 degrees, 56 minutes, 35 seconds East for a distance of 5.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 39 degrees, 13 minutes, 25 seconds West along proposed right-of-way line for a distance of 32.8 feet to a point; thence southwesterly with a curve to the left of radius 702.90 feet for a distance of 161.85 feet to a point; thence North 59 degrees, 21 minutes, 46 seconds West for a distance of 5.05 feet to the point of beginning and containing therein an area of 1080 square feet, plus or minus.

BEING the same property conveyed to Walden M. Hardcastle and wife, Wilma C. Hardcastle, as tenants by the entirety and Viola P. Cantrell, as joint tenants with right of survivorship, by deed from Walden Allen Greene and wife, Susan Greene, filed of record in Book 8699, page 796, Register's Office for Davidson County, Tennessee. The said Wilma C. Hardcastle and Viola P. Cantrell having since died.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

11435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Walden M. Hardcastle,a widower, 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 18th day of September, 2001.

My commission expires 1/25/2003

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003