Davidson County DEEDWARR
Recvd: 05/16/02 08:45 2pgs
Fees:13.00 Taxes:1165.50

20020516-0060004

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Judith S. Blade **Affiant** Subscribed and sworn to before me, this 10th day of May, 2002. Notary Public My Commission Expires: 4-8-2005

Address New Owner As Follows: Judith S. Blade 1007 Maplehurst Avenue Nashville, TN 37204	Send Tax Bills To: AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map-Parcel Number: Map 118-13 Parcel 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE HARDIN AND WIFE, SHANNON CORBAN HARDIN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JUDITH S. BLADE, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 10 and 11 of Block 13 on the Map of College Park, of record in Book 843, page 29, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the south side of Maplehurst Lane and run back between lines, 154 feet on the west line of Lot 10 and 152 feet 6 inches on the east line of Lot 11, to a dead line on which they measure 100 feet.

Being the same property conveyed to Bruce Hardin and wife, Shannon Corban Hardin by deed from Wilson Enterprises Inc. , a Tennessee corporation, of record in Book 11714, page 405, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 1562, Page 503, Register's Office for Davidson County, Tennessee.

This is improved property known as 1007 Maplehurst Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of May, 2002.

BRUCE HARDIN

SHANNON CORBAN HARDIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRUCE HARDIN AND SHANNON CORBAN HARDIN**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this May 10, 2002.

Notary Public

My Commission Expires: 10/25/03