WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/02 08:16 2pgs
Fees:13.00 Taxes:296.00

20021015-0126290

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

My Commission Expires April 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Erwin C. Hardison III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: April 28, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erwin C. Hardison III	Erwin C. Hardison III	Map 33-12/Parcel 142.00
(NAME) 430 Harpeth Meadows Dr.	(NAME) 430 Harpeth Meadows Dr.	
(ADDRESS) Kingston Springs, TN 37082	(ADDRESS) Kingston Springs, TN 37082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Deborah R. Love, now being Deborah R. Love Hardison, and husband, Kevin Hardison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erwin C. Hardison III, 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. 298 on the Plan of GATEWOOD, SECTION 3, as of record in Book 4175, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deborah R. Love, unmarried, by deed of record in Book 9626, page 527, Register's Office for Davidson County, Tennessee. The said Deborah R. Love having since married and is now known as Deborah R. Love Hardison.

Kevin Hardison joins in this conveyance for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract land.

This is improved property, known as 363 Janette Avenue, Goodlettsville, TN 37072
(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 hands this 1st day of October, 2002.

Deborah R. Love Hardison

Kevin Hardison

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Deborah R. Love Hardison and husband, Kevin Hardison, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 10/1/2002.

Commission expires: April 28, 2004

Larry D. Craig Notary Public

LARRY D. CRAIG
NOTARY
PUBLIC
AT
LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004