Box 14-A
15938-1

WARRANTY DEED

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 12/12/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ABRAXAS GROUP c/o DEBORAH H. BERRIE	"New Owners"	MAP 091-14-0,
(NAME)	(NAME)	
1626 South Observatory Dr.		PARCEL 198.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, RICHARD HARDY AND WIFE, LYDIA HARDY

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE ABRAXAS GROUP, A TENNESSEE GENERAL PARTNERSHIP composed of Deborah H. Berrie, William P. Redick, Jr., Bernie W. Klose and Dwayne L. Hooper 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 part of Lot No. 7 on an unrecorded Plan of resubdivision of a part of Lot No. 20 on the Plan of C. C. Vernon Farm, of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Norris H. Hickerson, Surveyor, on November 4, 1953, as follows:

BEGINNING at an iron pin in the westerly margin of Orlando Avenue, said iron pin being located South 10 degrees East 388' from the southerly margin of Lenox Avenue, said point being the Northeast corner of Lot No. 7 on the unrecorded plan of resubdivision of part of Lot No. 20 Plan of C. C. Vernon Farm, of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, running; thence, with the westerly margin of Orlando Avenue, South 10 degrees East 55' to an iron pin. Said iron pin being located North 10 degrees West 20' from the original corner of said Lot No. 7, running; thence, South 88 degrees 30' West 149.3 feet to an iron pin, said iron pin being located North 7 degrees 45 minutes West 20' from the Southwest corner of said Lot No. 7 running; thence, North 9 degrees 45 minutes West 42.5' to an iron pin, said iron pin being the Northwest corner of said Lot No. 7, running; thence, North 83 degrees 20 minutes East 147.5 feet to the point of BEGINNING.

BEING the same property conveyed to Richard Hardy and wife, Lydia Hardy, by

CONTINUED

unimproved ( )
This is improved (X) property, known as 231 Orlando Avenue, Nashville, TN 37209
(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 13th day of March, 2003

Richard Hardy
RICHARD HARDY
LYDIA HARDY Lydia Hardy
By: Richard Hardy, atty-in-Fact
RICHARD HARDY, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 03/14/03 10:47 3pgs
Fees:18.00 Taxes:229.40

20030314-0034325

LEGAL DESCRIPTION CONTINUATION

Deed from Deborah C. Bean, unmarried, of record in Book 9262, Page 856, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Lydia Hardy pursuant to a Power of Attorney executed by same on the 12th day of March, 2003, and being filed for record in Instrument No. 20030314-0034324, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Hardy

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 13th day of March, 2003.

Commission expires 12-12-04

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of March, 2003, before me personally appeared Richard Hardy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lydia Hardy and acknowledged that he executed the same as the free act and deed of said Lydia Hardy.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 12-12-04

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE