Return to:
EQUITY SEARCH, INC.
~~2323~~ 2328
~~Fifth Floor~~ Suite 409
21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/15/03 14:39 2pgs
Fees:13.00 Taxes:214.60
20030815-0118273

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **14th** day of **August, 2003** between **Bruce Hardin,** ,GRANTOR, and **Rochford Realty and Construction, Inc** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 158 and the Easterly half of Lot No. 159 on the Map of Hortense Place, of record in Book 161, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bruce Hardin by Warranty Deed from Wilson Enterprises, Inc. of record in Instrument No. 20030730-0107883, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Book 161, Page 167; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **14th** day of **August, 2003.**

Bruce Hardin

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Hardin, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 14th day of August, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/07

AUBORN L. PASCHALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $58000

Affiant

Subscribed and sworn before me this 14th day of August, 2003.

NOTARY PUBLIC

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

MY COMMISSION EXPIRES: _____

****

Prepared by:
Equity Search, Inc.
2200 ~~2323~~ 21st Avenue S., ~~Fifth Floor~~ Ste 409
Nashville, TN 37212

Address of New Owner
Rochford Realty and Construction, Inc
2200 Abbott Martin Rd
Nashville, TN 37215

Send Tax Bills to:
owner

Map & Parcel Number:

92-13/427