03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 09/04/03 17:39 2pgs
Fees:13.00 Taxes:207.20
20030904-0129143

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Bruce Hardin<br>3404 Benham Ave.<br>Nashville TN 37215 | New Owner | 118-1-409 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Queen E. Simmons, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bruce Hardin, hereinafter called the Grantees, their successors 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 the southwest part of Lot No. 12 on the Map of Bransford Realty Company's Montrose Pak Subdivision, of record in Book 547, Page 25, Register's Office for said County, and a lot in the rear thereof which fronts on Halcyon Avenue, described together according to a survey made Sept. 1926, by W.B. Southgate, Surveyor, as follows:

BEGINNING at the northeast corner of 9th Avenue South and Halcyon Avenue; thence with the northerly margin of Halcyon Avenue, South 89-1/2 deg. East 80 feet; thence north 5-1/2 deg. West 154 feet, more of less, to a point on the southerly line of the property conveyed to E.A. Shelby and wife, by deed form Mary V. Steward and husband of record in Book 684, Page 333, said Register's Office; thence with their southerly line, westwardly 66 feet to the easterly margin of 9th Avenue, South; thence with the easterly margin of said Avenue, southwardly 136-1/2 feet to the beginning.

Being the same property conveyed to David L. Simmons and wife, Queen E. Simmons by deed from William R. Candler and wife, Mildred K. Candler, of record in Book 4841, Page 340, Register's Office for Davidson County, Tennessee. David L. Simmons having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 816 Halcyon 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of August, 2003.

Queen E. Simmons

Queen E. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Queen E. Simmons, with whom I am personally acquainted and who acknowledged she executed the within instrument for the purpose therein contained

Witness my hand in Nashville, TN, this 26th day of August, 2003.

Notary Public

My Commission expires 03/14/05