THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 12/11/03 09:19 2pgs
Fees:13.00 Taxes:162.80
03814
20031211-0177522

Warranty Deed

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Hardin	First State Bank	
2702 9th Avenue South	(NAME) 1720 West End Avenue Suite 500	118-01-408.00
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nasnville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT D. EUBANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRUCE HARDIN, hereinafter called the Grantees, their heirs and assigns, that 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. 12 on the Map of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for said County, described as follows:

Beginning on the easterly margin of 9th Avenue South at the southest corner of the property conveyed to George W. Forehand by Deed from F. A. Shelby and wife, of record in Book 1389, page 351, said Register's Office; thence with said Forehand's southern boundary line eastwardly 72 feet, more or less, to a point in the westerly line of Lot No. 11 on said Plan; thence with the line between Lots Nos. 11 and 12 southwardly 50.3 feet; thence westwardly 79.6 feet to the easterly margin of 9th Avenue South; thence with same northwardly 64.3 feet to the beginning.

*** Being the same property conveyed to the within named Grantors by Warranty Deed recorded simultaneously herewith of record in Instrument No. XXXXXXXXXXXXXXX Register's Office for Davidson County

This conveyance is subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 2702 9th Avenue South, Nashville, Tennessee 37204
(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 my/our hand(s) this 17th day of November, 2003.

Robert D. Eubank

*** DERIVATION CLAUSE:

Being the same property conveyed to the within named Grantor by Warranty Deed of record in Book 2595, Page 411, Register's Office of 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 Robert D. Eubank , 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2003.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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, and corporation, 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 corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 17th day of November, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO: KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127