A950

(2)
B0436

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42803

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/04 15:15 2pgs
Fees:13.00 Taxes:360.75
20040310-0027766

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$97,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **5th DAY OF MARCH, 2004.**

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
AUSTIN G. FOX **3901 Whitland Place, #29** **Nashville, TN 37205**	same	**103-16-E-29** **26W 9814**

FOR AND IN 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 **I, BARBARA S. HARDIN, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN G. FOX,** an unmarried man

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Whitland Place Condominiums, of record in Book 5200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara S. Hardin by deed from Public Guardianship Program for the Elderly of the Greater Nashville Regional Council, Conservator for the Estate of Virginia E. Thomas, of record in Instrument Number 19991230-0309203, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 3901 Whitland Place, #29, Nashville, Tennessee 37205

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 hand this 5th day of March, 2004.

Barbara S. Hardin By Tim Villager Atty-in-Fact

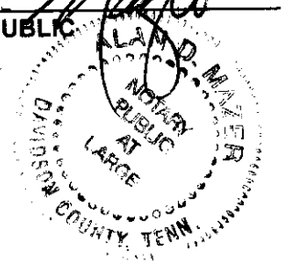
BARBARA S. HARDIN
By: TIM VILLAGER, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 5th day of March, 2004, before me personally appeared TIM VILLAGER, to me known to be the person who executed the foregoing instrument in behalf of BARBARA S. HARDIN, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said BARBARA S. HARDIN, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of March, 2004.

NOTARY PUBLIC



My Commission Expires: 3/25/06