WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/04 15:20 2pgs
Fees:13.00 Taxes:129.50

20040927-0116274

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $35,000.00

Affiant

Subscribed and sworn to before me this ____ day of _____, 2004

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RD Enterprises, LLC	SAME	049-00-0-216.00
115 Penn Warren Drive, Suite 300-181		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard E. Hardy and Ronald E. Hardy**, hereinafter called the GRANTOR(s), do hereby bargain, sell, convey and confirm unto **RD Enterprises, LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the Map of Greens Lane Garden Home Subdivision, a development by Allen Murphy, not of record , described according to a survey thereof made by Pete Meyer, Surveyor, on June 3, 1946 as follows:

Beginning at a point in the south margin of Greens Lane, the corner of Lots Nos. 4 and 5; thence with the line between said lots South 12° 15' East, 799.5 feet to a point; thence South 77D 40' West, 100 feet to the corner of Lots Nos. 5 and 6; thence with a line between said Lots North 12° 15' West, 799.5 feet to the south margin of Greens Lane; thence with the margin of the same North 97° 40' East, 100 feet to the beginning.

Excepted from this conveyance is a conveyance to the State of Tennessee in Book 7048, page 372, Register's Office for Davidson County, Tennessee and an easement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7474, page 608, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. E. Hardy and wife, Ella Turner Hardy, by deed from Harold E. Depree and wife, Amy M. Depree, on July 11, 2047, of record in Book 1495, page 563, Register's Office for Davidson County, Tennessee. Said Ella Turner Hardy having died leaving said property to H.E. Hardy by right of survivorship. Said H.E. Hardy having since died, appointing George A. Hardy as Executor, of record in the Probate Court for Davidson County, Tennessee, being Docket No. 93P614. Said property was further conveyed to W. Wayne LeRoy, Trustee by Quitclaim Deed from George A. Hardy, Executor and further from said W. Wayne LeRoy, Trustee to George A. Hardy, both of record in Book 9380,page 711, said Register's Office. George A. Hardy having since died on August 6, 2003 leaving property to his wife, Helen Margaret Hardy by right of survivorship. Said Helen Margaret Hardy having died May 4, 2004 and willed said property to Ronald Everett Hardy and Richard Eugene Hardy, affidavit of heirship of record in Instrument Number 20040806-0094814, said Register's Office.

The property is subject to the following:

- Easement for Sanitary Sewer and Storm Drainage of record in Book 7474, page 608, Register's Office for Davidson County, Tennessee.

This is improved property known as: **521 Green Lane, Whites Creek, TN 37189**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 4, 2004.

Richard E. Hardy

Ronald E. Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard E. Hardy and Ronald E. Hardy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 4, 2004

My commission expires _____

Notary Public