Davidson County DEEDWARR
Recvd: 10/20/04 13:44 2pgs
Fees:13.00 Taxes:739.63

20041020-0126351

WARRANTY DEED

G-LM-04-2909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant 10/15/04

Subscribed and sworn to before me, this 15th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana M. Hardy	Capital Bank & Trust Company	
2909 12th Avenue South	(NAME) 1820 West End Ave.	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, TN 37203	118-1-94
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAULA HAWLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA M. HARDY (1/2 UNDIVIDED INTEREST) AND CYNTHIA P. LUCAS (1/2 UNDIVIDED INTEREST), AS TENANTS IN COMMON, hereinafter called the Grantee(s), 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, DESCRIBED AS FOLLOWS: BEING LOT NO. 109 ON THE MAP OF VICTORIA PLACE OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 109 FRONTS 65 FEET ON THE WESTERLY SIDE OF 12TH AVENUE SOUTH, FORMERLY GRANNY WHITE PIKE, AND RUNS BACK BETWEEN LINES, 160 FEET ON THE NORTH LINE, ALONG THE SOUTH MARGIN OF AUGUSTA AVENUE, AND 157.5 FEET ON THE SOUTH LINE, TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 65 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM D. HAWLEY, JR. TO PAULA HAWLEY, AS RECORDED ON THE 18TH DAY OF MAY, 2004, IN INSTRUMENT NO. 20040518-0058365; WARRANTY DEED FROM JAMES E. WRIGHT TO WILLIAM D. HAWLEY AND WIFE, PAULA HAWLEY, AS TENANTS BY THE ENTIRETY, AS RECORDED ON THE 17TH DAY OF AUGUST, 1995 IN BOOK 9764, PAGE 918, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2909 12th 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of October, 2004.

Paula Hawley

STATE OF Tennessee
COUNTY OF Davidson

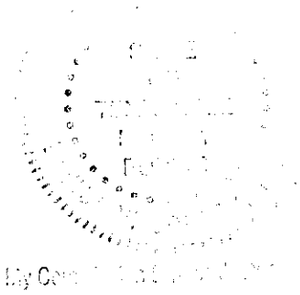
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Hawley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903