THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23739-12-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $38,000.00. Affiant Subscribed and sworn to before me this 15th day of February, 2005. Notary Public My Commission Expires SEPT. 22, 2007

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sam Bernhard 989 Murfreesboro Pike Nashville, TN 37217	New Owner	Map No. 120-1 Parcel No. 167

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fred C. Hardeman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sam Bernhard** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1208 Murfreesboro Pike, Nashville, TN 37217

Subject property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of February, 2005.

Fred C. Hardeman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fred C. Hardeman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/01/05 15:34 2 pgs
Fees:13.00 Taxes:140.60

20050301-0022585

EXHIBIT "A"

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron fence post, which is located 10 feet west of concrete curb and N 45 deg. 41 min. E, 255.3 feet from a point at a storm sewer cover adjacent to Murfreesboro Road, and west of driveway leading up to Shell's Restaurant; thence N 03 deg. 48 min. E for 480.2 feet to iron pin; thence S 56 deg. 07 min. W 72.2 feet to iron pin; thence S 32 deg. 09 min. W 172.88 feet to existing monument; thence S 13 deg. 18 min. W 102.58 feet, more or less, to iron pin; thence S 48 deg. 49 min. E (distance unknown) back to beginning point at iron fence post.

Being the same property conveyed to Fred C. Hardeman by deed from Charles Uthman of record in Book 9490, page 977, said Register's Office.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3827, page 768 and in Book 4130, page 72, Register's Office for Davidson County, Tennessee.
4. Easement for right-of-way of record in Book 1733, page 358, Register's Office for Davidson County, Tennessee. Quitclaim pertaining to said easement in Book 11317, page 516, Register's Office for Davidson County, Tennessee.
5. Easement for water supply of record in Book 1181, page 158, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record as Instrument No. 20020124-0010128, Register's Office for Davidson County, Tennessee.