03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Richard H. Hardy
Affiant

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 14th day of March, 2005.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

Davidson County DEEDWARR
Recvd: 03/15/05 09:08 2 pg
Fees:13.00 Taxes:240.50
20050315-0028227

03-0502-32543

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard H. Hardy 109 Rolling River Ct Nashville, TN 37221	New Owner	114-000-160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruben Cleo Tidwell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard H. Hardy and wife, Lydia I Hardy, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 8th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the private road, (south side of 15 foot right-of-way) same being the northeast corner of R. C. Tidwell's Land and the northwest corner of the land conveyed herein; thence along the south side of said private road, east 250 feet to a point, same being the northeast corner of the tract herein conveyed and the northwest corner of the lands of Burnes; thence south with Burnes line 175 feet to a point, same being the southeast corner of the tract herein conveyed, and the point at which this tract corners with the lands of Barnes and Meadows; thence with Meadows' line west 280 feet to a point, the southwest corner of this tract, and the point at which this tract corners with the lands of Meadows and the lands of Tidwell; thence with the line of Tidwell North 158 feet to the point of beginning.

Being the same property conveyed to Ruben Cleo Tidwell and wife, Edna Irene Tidwell, by deed from Homer McEwen, Trustee of record in Book 3374, Page 261, Register's Office for Davidson County, Tennessee. Edna Irene Tidwell having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7309 Tidwell Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of March, 2005.

Ruben Cleo Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruben Cleo Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of March, 2005.

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09