03

Realty Title 18-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 $80,000.00

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

Affiant

Subscribed and sworn to before me, this 9th day of May, 2005.

Notary Public
My commission expires: 06/19/07

Davidson County DEEDWARR
Recvd: 06/08/05 10:41 2 pg
Fees:13.00 Taxes:296.00
20050608-0065411

03-0505-32724

Address of New Owner:	Send Tax Bills to:	Tax Information
James W. Southerland 120 Belle Glen Drive Nashville, TN 37211	NEW OWNER	92-13-0-046.00

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, Robert L. Hardy, sole heir at law of Kaye E. Miller, now Hardy, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James W. Southerland and wife, Miriam A. Southerland, 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 Davidson County, Tennessee, being Lot No. 6, Block 8, on the Plan of Subdivision of Plummer Place of record in Book 161, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kaye E. Miller by Quitclaim Deed from Lewis A. Gooch of record in Book 6570, Page 984, Register's Office for Davidson County, Tennessee. Kaye E. Miller has since died intestate leaving her surviving spouse, Robert L. Hardy as her heir at law. See also Instrument No. 20050404-0036396, said Register's Office.
>
> 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 3712 Park Avenue, 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 9th day of May, 2005.

Robert L. Hardy, sole heir at law of Kaye E. Miller, now Hardy, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert L. Hardy, sole heir at law of Kaye E. Miller, now Hardy, deceased, 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 9th day of May, 2005.

Karen McCalla
State of Tennessee at Large

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission expires: 06/19/07