RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/16/05 14:40 2 pgs
Fees:13.00 Taxes:344.10
20050816-0097088

LEEZA OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

David Webb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2005.

NOTARY PUBLIC

My commission expires: 11-22-08

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARVIN HARDIMAN 2613 Old Matthews Road Nashville, Tennessee 37207	Same as new owner	MAP 71-01 PARCEL 157.00

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAND AND NO/100 ($93,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SADIE F. CANTRELL, now known as SADIE F. BRADEN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **MARVIN HARDIMAN, a single man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 116, Plan of Trinity Hills Village, Section III, First Addition, a Plat of which is recorded in Plat Book 4460, page 14, as revised in Plat Book 4460, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joe H. Cantrell and wife, Sadie F. Cantrell by Warranty Deed from Jones Homes, Inc., a Tennessee corporation, of record in Book 4622, page 267. And being further conveyed to Sadie F. Cantrell Braden by Final Divorce Decree of record in Book 8655, page 878, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 4460, page 14, as revised in Plat Book 4460, page 32, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2613 Old Matthews Road, Nashville, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HANDS, this the 5th day of August, 2005.

Sadie F Braden

SADIE F. BRADEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sadie F. Braden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of August, 2005.

Notary Public

My commission expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008