313
Gullet
Lee

Davidson County DEEDWARR
Recvd: 02/28/06 16:12 3 pgs
Fees:18.00 Taxes:434.75
20060228-0023236

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $117,500.00. Jerry Cupit Affiant Subscribed and sworn to before me, this 24 day of February, 2006. GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 3/31/2007

Address New Owner As Follows: Jerry Cupit 1300 Rural Hill Road Antioch, TN 37013	Send Tax Bills To: New Owner	Map-Parcel Number: Map 114 Parcels 160 & 159.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard H. Hardy and wife, Lydia I. Hardy**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jerry Cupit**, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in 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 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 Richard H. Hardy and wife, Lydia I. Hardy, by deed from Ruben Cleo Tidwell of record in Instrument No. 20050315-0028227, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being more particularly described as follows:
Beginning at Cleo Tidwell's southeast corner iron peg; thence, northeast 160 feet to county property; thence, west 45 feet to R. C. Tidwell's corner iron peg; thence, 160 feet to Smith's line iron peg; thence, southeast 45 feet to Cleo Tidwell's line iron peg.

Being the same property conveyed to Richard H. Hardy by deed from Margaret Tidwell of record in Instrument No. 20040406-0038668, Register's Office for Davidson County, Tennessee.

Tracts I and II are together with access to a 15 foot right of way from Old Hickory Boulevard as set out and reserved in Book 1643, page 86, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Right of way as set out and reserved in Book 1643, page 86, said Register's Office.

This is improved property known as 7309 & 7311 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24 day of February, 2006.

Richard H. Hardy

Richard H. Hardy

Lydia I. Hardy

Lydia I. Hardy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD H. HARDY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 2006.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYDIA I. HARDY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of February, 2006.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.