File Box 19 13
06-07-018

Prepared By:
~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)44837

Davidson County DEEDWARR
Recvd: 08/01/06 15:34 2 pgs
Fees:13.00 Taxes:638.25
20060801-0093600

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$172,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 3/31/07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ISSAC EBERHART et ux **5313 Hunters Ridge** **Nashville, TN 37211**	New Owner	**161-10-A-126** **6DU 81279**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, LINDA K. HARDY,** SINGLE

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISSAC EBERHART and wife, REBECCA EBERHART**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 97 on the plan of Villages of Brentwood, Phase Two, of record in Book 6250, Page 169, Register's Office for said County.

SAID Lot No. 97 fronts 60.00 feet on the westerly margin of Hunters Ridge and extends back between parallel lines 103.5 feet to a dead line.

BEING the same property conveyed to Linda K. Hardy, married, by deed from Christopher R. Youngblood and wife, Elizabeth A. Youngblood of record in Book 10385, Page 79, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is improved property known as 5313 Hunters Ridge, Nashville, Tennessee 37211

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 and assigns forever, and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 28th day of July, 2006.

Linda K. Hardy
LINDA K. HARDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LINDA K. HARDY, the bargainor, 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 official seal at Nashville, Tennessee, this the 28th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006