RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/15/06 10:57 2 pgs
Fees:13.00 Taxes:320.05
20060915-0114502

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

G-VRE-06-1609

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Hardin	Fred Hardin	
1609 and 1611 7th Avenue North (ADDRESS)	5107 Wynd Chase Circle (NAME) (ADDRESS)	81-12-337 AND 81-12-338
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIUS OLDS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRED HARDIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:
*unmarried

TRACT I LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 25 FEET OF LOT NUMBER 122 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NUMBER 122 FRONTS 25 FEET ON THE WESTERLY SIDE OF 7TH AVENUE, NORTH, FORMERLY VINE STREET AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY. TRACT II LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 25 FEET OF LOT NUMBER 122 AND THE SOUTHERLY 10 FEET OF LOT 124 ON THE PLAN OF NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID NORTHERLY PART OF LOT NUMBER 122 AND THE SOUTHERLY PART OF LOT NUMBER 124 FRONT TOGETHER 35 FEET ON THE WESTERLY SIDE OF 7TH AVENUE NORTH, FORMERLY VINE STREET, AND RUN BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

The above-described property has never been the primary residence of the grantor(s) herein.

BEING PART OF THE SAME PROPERTY CONVEYED TO JULIUS OLDS BY QUITCLAIM DEED FROM BESSIE MAY WILLIAMS, A MARRIED PERSON AND WAYNE MADOLE WILLIAMS, RECORDED ON THE 25TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040325-0033936, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 21, Page 105; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1609 and 1611 7th Avenue North, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 11th day of September, 2006.

9/11/06

Julius Olds

STATE OF Tennessee
COUNTY OF Davidson

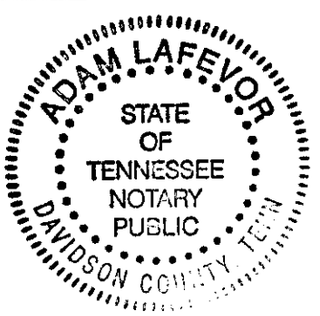
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julius Olds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL) 11-22-2008



My Commission Expires

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903