JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-LHM-07-917

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
Jeremy G. Hardy	Jeremy G. Hardy	
917 Day Street (ADDRESS)	917 Day Street (NAME)	070-07-194.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THELMA HARDY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY G. HARDY, UNMARRIED, 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:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the south by the northerly margin of Day Street, lying generally east of Old Buena Vista Road, and being more particularly described as follows:

Beginning at a point in the northerly margin of Day Street, said point being located 567.12 feet from an existing iron pin at the intersection of the easterly margin of Old Buena Vista Road and the northerly margin of Day Street; thence, with a new line, North 15 degrees 46 minutes 48 seconds West, 89.76 feet; thence, with a new line, North 81 degrees 00 minutes 27 seconds East, 58.62 feet; thence, with a new line, South 9 degrees 30 minutes 01 seconds East, 90.41 feet to a point in the northerly margin of Day Street, said point being located south 82 degrees 30 minutes 00 seconds West, 54.61 feet of an existing iron pin at the southeast corner of the Allison and Betty Dawkins property, as of record in Instrument Number 200403110028065, Register's Office of Davidson County, Tennessee; thence, with the northerly margin of Day Street, South 82 degrees 30 minutes 00 seconds West, 48.83 feet to the point of beginning. Containing 4,818.5 square feet or 0.110 acres, more or less, by Surveyor's description, Thornton & Associates, Inc., Project No. 01-641-07-02 , dated January 10, 2007. This property is improved with an existing residence.
Being a portion of the same property conveyed to Thelma Hardy by Instrument Number 200605080053731, recorded May 5, 2006, Register's Office for Davidson County. .

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 332 and Page 46, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 917 Day Street, Nashville, Tennessee 37218
(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 28th day of February, 2007.

Thelma Hardy

Davidson County DEEDWARR
Recvd: 03/08/07 10:52 2 pgs
Fees:13.00 Taxes:251.60

20070308-0028613

STATE OF Tennessee
COUNTY OF Davidson

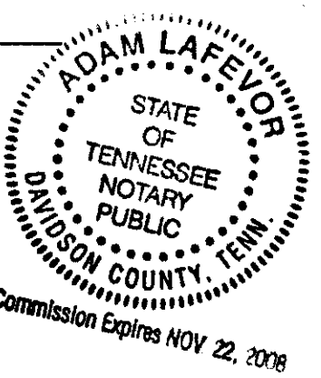
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thelma Hardy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 28th day of February, 2007.

Notary Public

My Commission Expires:

(SEAL)



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