Warranty Deed

Davidson County DEEDWARR Recvd: 05/29/07 11:32 2 pgs Fees:13.00 Taxes:384.80 20070529-0063359 Please Return To REALTY TITLE & ESCROW 4721 ANDREW JACKSON PKWY HERMITAGE, TN 37076	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $104,000.00. Affiant Subscribed and sworn to before me, this the 24th day of May, 2007. Notary Public My commission expires: 05/03/2010 JENNIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ardie and Alice Smalls	JpmChase Bank	Map: 50-03
1508 Pineview Drive	4919 Memorial Hwy.	Parcel: 40
Nashville, TN 37207	Suite 308 Tampa, FL 33034	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN B. HARDIN AND WIFE, SHARON D. HARDIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARDIE SMALLS AND WIFE, ALICE SMALLS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 37 on the Plan of Bellshire Terrace, Section One, Phase Two, of record in Book 6250, page 180, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nathan B. Hardin, unmarried by deed from Leon Gibbs, d/b/a Leon Gibbs Construction Company of record in Book 7163, page 541, said Register's Office, dated March 10, 1987.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1508 Pineview Drive, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2007.

Nathan B. Hardin

Sharon D. Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan B. Hardin and Sharon D. Hardin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2007.

Notary Public

My Commission Expires: November 22, 2010

