Return to:

(1)

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007080073

Davidson County DEEDWARR
Recvd: 09/06/07 11:03 2 pgs
Fees:13.00 Taxes:233.10
20070906-0106975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$63,000.00**

Sworn to and subscribed before me this 31st day of August, 2007.

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Gregory D. Rediker 4989 Tranham Road Whites Creek, TN 37189	New Owner 3604 Sabre Drive Nashville, TN 37214	03000001200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Hardiman and wife, Martha Hardiman**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Gregory D. Rediker and Michelle L. Weatherford**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 1st Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 23, 2003 and known as Job No. 020228 as follows:

Beginning at an iron pin set on the westerly margin of Tranham Road, said point of beginning being the southeast corner of this tract and also being in the line of Roland Collier of record in Book 10608, Page 713, R.O.D.C., TN; thence leaving the said Road S 70 deg. 19' 36" W 1290.95' to an iron pin set; thence with the line of N.G. Simmons property of record in Instrument Number 200001040000943 N 10 deg. 25' 39" W 352.96'

to an iron pin set; thence with the line of Edward Dansby property of record in Book 5182, Page 77, R.O.D.C., TN., N 69 deg. 46' 02" E 1147.10' to an iron pin set on the westerly margin of Tranham Road; thence with the margin of the said Road the following calls: with a curve to the left having a radius of 472.18' and a long chord of 113.66', said chord bearing of S 32 deg. 42' 22" E, a distance along the curve of 113.94' to a point; thence South 37 deg. 23' 48" E 189.02' to a point; thence with a curve to the right having a radius of 115.84' and a long chord of 68.90', said chord having a bearing of S 23 deg. 00' 27" E a distance along the curve of 69.96' to the point of beginning, containing 9.94 acres more or less. Description is the same as in the previous deed of record.

Being the same property conveyed by Warranty Deed from Allen Webb and Maura Webb, Husband and Wife to James Hardiman and Martha Hardiman, Husband and Wife as recorded on the 7th day of February, 2006 in Instrument No. 20060207-0015180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is unimproved property known as **4989 Tranham Road, Whites Creek, TN 37189.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 31st day of August, 2007.

James Hardiman

Martha Hardiman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **James Hardiman and Martha Hardiman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 31st day of August, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY