Record 3rd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/08 09:15 3 pgs
Fees:18.00 Taxes:647.50
20080421-0040053

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of April, 2008

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seth Spears	new owner	117-04-0-368.00
P.O. Box 50608		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank Hardy and Sam Hardy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Seth Spears**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 of Block "C" on the plan of Belmont Terrace No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 65 feet on the westerly side of Primrose Circle and runs back between lines 187.5 feet on the northerly line and 151.1 feet on the southerly line to a dead line on which it measures 75 feet.

Being the same property conveyed to Frank N. Waters and wife, Josephine Waters, by deed from Frank A. Floersh and wife, Helen Louise Floersh, on June 3, 1970, of record in Book 4422, page 36, Register's Office for Davidson County, Tennessee. The said Frank N. Waters having died leaving property to Josephine Waters by right of survivorship. The said Josephine Waters (now Hendricks) died on January 25, 2003, a, and the property vested by the laws of intestate succession in her surviving spouse, Joe W. Hendricks, as to a one-third (1/3) undivided interest, and the reamaining two-third's (2/3's) undivided interest vested in equal shares in her three children, namely Frank E. Hardy, Samuel Trice Hardy and Charles Williams Hardy. The said Joe W. Hendricks, also known as Joe Willie Hendricks, died on February 10, 2003, and his one-third (1/3) undivided interest in the property vested by the laws of intestate succession in his surviving children, Angelyn F. Hendricks, Wendell Hendricks, Rene A. Hendricks, Larry O'Neal Hendricks, Willie Joe Hendricks and his granddaughter, Linda Latrease Williams, only child of Linda Marie Hendricks, deceased daughter of Joe Willie Hendricks. Property further conveyed pursuant ot to the Agreed Order entered September 15, 2006 in the matter of the Estate of Joe Willie Hendricks, Case No. 03P-352 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division to Frank E. Hardy, Samuel Trice Hardy and Charles Williams Hardy by Administrator's Quitclaim Deed from Peggy Mathes, administrator of the Estate of Joe Willie Hendricks on October 9, 2006 of record in Instrument Number 20080421-0040035, said Register's Office. The said Charles Williams Hardy having died intestate, leaving as his only heirs-at-law his two siblings, Frank E. Hardy and Samuel Trice Hardy. Affidavit of Heirship of record in Instrument Number 20080421-0040035, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 947, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **2909 Primrose Circle, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 14, 2008.

Frank Hardy

Sam Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Hardy and Sam Hardy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 14, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

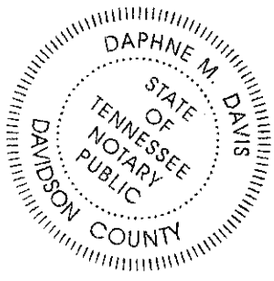
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)