WARRANTY DEED

BOOK 4249 PAGE 693

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ware (NAME)	SAME (NAME)	Map 98 P/o Par. 84
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Olney W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carmen Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and Henry Huston Hagar and Gloria Ferguson Hagar,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* William Ware and wife, Maxine Ware, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Surveyor, October 25, 1965, as follows:

Beginning at the northeast intersection of Earhart Road and John Hagar Road; thence with the northerly margin of said John Hagar Road north 81° 39' east 492.2 feet; thence north 1° 29' east 100 feet; thence north 89° west 163 feet; thence north 3° 24' east 297 feet; thence north 89° 47' west 424 feet, more or less, to the easterly margin of Earhart Road; thence with the same south 1° 44' east 130 feet; south 6° 25' east 100 feet; and south 15° east 250 feet to the beginning, containing 4.39 acres, more or less.

Being the same property conveyed to Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carmen Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and Henry Huston Hagar and Gloria Ferguson Hagar, by deed from Jas. E. Covington, of record in Book 4027, page 383, said Register's Office.

The above described property is conveyed subject to the following restrictions and easements:

1. First 200 ft. in depth from the Earhart Road is limited to residential only, with no barns, and the first 100 ft. in

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,500.00

Subscribed and sworn to before me, this the 6th day of July 1968

William Ware
Affiant

My commission expires 2-28-71
(Affix Seal)

Notary Public

depth from the John Hagar Road is limited to residential, with no barns.

2. No house trailers permitted.

3. Residence must be at least 1100 square feet of living area, with 75% or more in stone or brick on the exterior.

4. An easement 10 feet in width is retained for egress and ingress to the church and cemetery property, said easement to be at the eastern margin of the property conveyed herein next to the Cook property line, extending northerly from the Hagar Road.

5. Easement and right of way for an electric power transmission line 150 feet in width on and across premises with rights of ingress and egress and other rights and privileges as set out in grant to the United States of America by Myrtle H. Carter of record in Book 1303, page 58, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Ware and wife, Maxine Ware, their *heirs and assigns, forever.*

And we *do covenant with the said* William Ware and wife, Maxine Ware, *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.*

And we, Thomas Franklin Barnes and Hilda Hagar Barnes, William Robert Bruce and Mary Hagar Bruce, William David Hagar and Carmen Fuller Hagar, James Henderson Hagar and Opal Wolfe Hagar, and Henry Huston Hagar and Gloria Ferguson Hagar,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Ware and wife, Maxine Ware, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* June, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Thomas Franklin Barnes x
x Hilda Hagar Barnes x
x Carmen Fuller Hagar x
x William David Hagar x
x William Robert Bruce x
x Mary Hagar Bruce x
x James Henderson Hagar x
x Opal Wolfe Hagar x
x Henry Huston Hagar x
x Gloria Ferguson Hagar x

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas E Miller, *a Notary Public in and for said County and State,* William Robert Barnes + Mary Hagar Barnes *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 3rd *day of* July, 1968.

Chas E Miller, *Notary Public.*

Commission expires 2-28-71

....., *Notary Public.*

Commission Expires.....

STATE OF Arkansas,
COUNTY OF Pulaski

Personally appeared before me, D Merrill Chappell, a Notary Public in and for said County and State, the within named Henry Huston Hagar and Gloria Ferguson Hagar

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Little Rock, Ark., this 28 day of June, 1968.

Commission Expires Oct. 19, 1970 D Merrill Chappell, Notary Public.

~~*Witness my hand and official seal at*~~ ....., ~~*this*~~ .....

~~*day of*~~ ....., *19* .....

x x x, *Notary Public.*

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Chas. E Miller, a Notary Public in and for said County and State, the within named William David Hagar + Carmen Fuller Hagar

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tenn. this 1st day of July, 1968

Commission Expires 2-28-71 Chas. E Miller, Notary Public.

~~*the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....*~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Chas. E Miller, a Notary Public in and for said County and State, the within named Thomas Franklin Barnes + Hilda Hagar Barnes

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 5th day of July, 1968

My Commission Expires Feb. 28, 1971 Chas E Miller, Notary Public.

Commission Expires .....

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, Chas. E. Miller, a Notary Public in and for said County and State, the within named James Henderson Hagar + Opal Wolfe Hagar

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 6th day of July, 1968

Commission Expires My Commission Expires Feb. 28, 1971

Chas. E. Miller, Notary Public.

WARRANTY DEED

FROM

THOMAS FRANKLIN BARNES, ET AL

TO

WILLIAM WARE, ET UX

A 0 4 5 4 6

IDENTIF. REFERENCE

JUL 10 8 23 AM '68

FELIX Z. NOLSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PEDIGO & SAINDON

JUL 10	CONV	$6,500.00			
JUL 10	STAX		A*	16.90	
JUL 10	RECFEE		A*	.50	
JUL 10	WDEED		A*	6.00	* 23.40