BOOK 4295 PAGE 946 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December 19 68

Notary Public

MY COMMISSION EXPIRES Deputy Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY, CHERNAU & CASTLEMAN, 218 3rd Ave.No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Bingham Company (NAME)	same (NAME)	Map 106-12
315 13th Ave No (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 18
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. L. Hagan and wife, Viola Hagan,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL BINGHAM COMPANY, a Florida Corporation,

its successors
HEREINAFTER CALLED THE GRANTEES ~~HEIRS~~ AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being Revised Lot No. 10 of the Murfreesboro Road Subdivision, Section 4, as of record in Book 4060, page 138, Register's Office for said County.

Said Revised Lot No. 10 fronts 145.0 feet on the easterly margin of Wilhagan Drive and extends back 396.23 feet along a broken line on the south side, and 365.90 feet along the northerly line, to a dead line in the rear on which it measures 131.33 feet.

Being part of the property conveyed to Horace T. Hagan by three deeds: one from N. F. Hobson and wife, of record in Book 256, page 346; one from E. L. Hagan et ux, of record in Book 318, page 552; and one from Bettie Hagan, of record in Book 417, page 419, all in the Register's Office for said County, the said Horace T. (H. T.) Hagan having since died, survived by W. L. Hagan as his only heir at law.

This conveyance is made subject to restrictive covenants of record in Book 4230, page 94, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4060, page 138, said Register's Office.

This is unimproved ( ) improved (X) property, known as _____ Nashville, Tennessee
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23rd day of December, 19 68

W. L. Hagan

Viola Hagan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Eva May Stanley, a Notary Public in and for said County and State, the within named W. L. Hagan and wife, Viola Hagan,

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 Nashville, Tennessee, this 23rd day of December 19 68.

Commission expires Oct. 23, 1972

Eva May Stanley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

W. L. HAGAN AND WIFE,

VIOLA HAGAN

TO

SAMUEL BINGHAM COMPANY,

a Florida Corporation

A 24803

IDENTIF. REFERENCE

DEC 23 12 23 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC23'68	CONV	22,200.00			
DEC23'68	S'TAX		B*	57.72	
DEC23'68	PR'FEE		B*	.50	
DEC23'68	W'DEED		B*	3.00	* 61.22