This Instrument prepared by:
Thomas C. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

WARRANTY DEED

BOOK 4321 PAGE 459

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald E. Sager, et.ux. (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	12D-30660
3221 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
Cash in hand paid by Donald E. Sager, et.ux. and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption by the said Donald E. Sager, et.ux. of the balance owing on an indebtedness secured by deed of trust of record in Book 3409, page 33, Register's Office for Davidson County, Tennessee and executed by Howard Wayne Simpkins, et.ux. to Miller Kimbrough, Trustee in the original principal amount of $14,400.00.

We, George A. Bailey and wife, Jeanette R. Bailey

have this day bargained and sold, and do hereby transfer and convey unto the said Donald E. Sager and wife, Fay B. Sager, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 391 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 391 fronts 75 feet on the northwesterly side of Spears Road, and extends back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to George A. Bailey and wife, Jeanette R. Bailey, by deed from Howard Wayne Simpkins and wife, of record in Book 3508, page 483, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,787.56

Subscribed and sworn to before me, this the 26 day of March 19 69

Affiant Donald E. Sager

My commission expires: Nov 12, 1972 (Affix Seal)

Notary Public George A. Bailey

This is unimproved ( ) improved (X) property, known as 3221 Spears Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Donald E. Sager and wife, Fay B. Sager, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald E. Sager and wife, Fay B. Sager, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 26 day of March, 19 69 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George A. Bailey

Jeanette R. Bailey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Hussey, *a Notary Public in and for said County and State,* George A. Bailey and wife, Jeanette R. Bailey

the within named 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* 27 *day of* March, *19* 69

Commission expires Nov 12, 1972 George W. Hussey *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAR28'69	CONV	16,787.56				
MAR28'69	S'TAX		A*	43.68		
MAR28'69	PR'FEE		A*	.50		
MAR28'69	W'DEED		A*	3.00	*	47.18

WARRANTY DEED

FROM
George A. Bailey, et.ux.
TO
Donald E. Sager, et.ux.

A 35400

IDENTIF. REFERENCE

MAR 28 8 51 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return To: Lindsey & Lindsey, Inc.
420 Perry Prof. Bldg.
Martin, Tenn.