This instrument prepared by
E.P. Carrier
236 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4396 PAGE 734

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The National Life & Accident Ins. Co.	New Owner	Map 62-13
(NAME:)	(NAME:)	
National Life Center		Par. 127,129,
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37219		130 and 134
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventy-nine Thousand Eight Hundred and 00/100-----($79,800.00)----------*DOLLARS* cash in hand paid by The National Life and Accident Insurance Company, a Tennessee corporation, the receipt of which is hereby acknowledged, we, Larry E. Hager (who is also known as Larry Hager) and wife, Claudette Martin Hager (who is also known as Claudett Hager and Ethel C. Hager),

have bargained and sold, and by these presents do transfer and convey unto the said The National Life and Accident Insurance Company, its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I A parcel of land in the 3rd Civil District of Davidson County, Tennessee, being Lots No. 1, 2 and 3 on the unrecorded plat of George I. Waddey's subdivision of the westerly 300 feet of the I. W. Richardson tract of land, described according to a survey made Jan. 30, 1970, by Barge, Waggoner and Sumner, as follows:

BEGINNING at the intersection of the south right-of-way of McGavock Pike, and the west right-of-way of a 50-foot unnamed street, said point being the northeast corner of Lot No. 1 as shown on the above described subdivision plat; thence, along the west right-of-way of the 50-foot unnamed street S 5° 24' E, 224.88 feet to an iron pin; thence, S 27° 39' E, 161.7 feet along the west right-of-way of the 50-foot unnamed street to the southeast corner of Lot No. 3 as shown on the previously mentioned subdivision plat; thence, S 74° 10' W, 300.0 feet more or less along the common line of Lots No. 3 and 4 as shown on the above described subdivision plat, to the low water mark of the Cumberland River; thence, with the meandering low water line of the Cumberland River, in a Northwest direction 268 feet more or less to a point; thence, S 86° 40' E, 275 feet more or less along the south line of the Davidson County Lot and the north line of Lot No. 2 to a point, the southwest corner of Lot No. 1; thence N 18° 21' W, 241.3 feet along the east line of the Davidson County Lot and the west line of Lot No. 1 said subdivision to a point in the south right-of-way of McGavock Pike; thence, S 87° 05' E, 100.0 feet along the south right-of-way of McGavock Pike, to the point of beginning. Containing 78,844 square feet more or less or 1.81 acres more or less and being the same parcels of land conveyed to Larry E. Hager and wife, Claudette Martin Hager, by deed of record in Book 3253, Page 333, Register's Office of Davidson County, and by quitclaim deed from J. R. Olive, Trustee, to be recorded along with this deed, and to

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $79,800.00

Subscribed and sworn to before me, this the 9th day of February 1970

Affiant

My commission expires June 6, 1972 (Affix Seal)

Notary Public

Larry E. Hager and wife, Ethel C. Hager, by deed of record in Book 3501, Page 622 said Register's Office.

TRACT NO. II A parcel of land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 7 on the unrecorded plat of George I Waddey's subdivision of the westerly 300 feet of the I. W. Richardson Tract described according to a survey made Jan. 30, 1970, by Barge, Waggoner and Sumner as follows:

BEGINNING at a point in the west right-of-way of a 50-foot unnamed street, the common corner to Lots No. 6 and 7 as shown on the above described subdivision plat, said point being S 5° 24' E, 224.88 feet, S 27° 39' E, 461.7 feet from the intersection of the south right-of-way of McGavock Pike and the west right-of-way of the 50-foot unnamed street; Thence, S 27° 39' E, 197.7 feet along the west right-of-way of a 50-foot unnamed street to a point in the north boundary of a 2.5 acre tract of land conveyed to Margueritte D. Lynch as recorded in Deed Book 2883, Page 93, R.O.D.C.; Thence, N 82° 03' W, 366 feet more or less along the north boundary of the above described 2.5 acre tract to the low water line of the Cumberland River; Thence, with the meandering low water line of the Cumberland River in a northwest direction 40 feet more or less; Thence, N 74° 10' E, 300 feet more or less along the common line of Lots No. 6 and 7 to the point of beginning. Containing 36,155 square feet more or less or 0.83 acre more or less and being the same parcel of land conveyed to Larry Hager and wife, Claudett Hager, by deed of record in Book 2801, Page 589, said Register's Office.

Subject to flowage easements in favor of the United States of America of record in Book 2271, page 285, and Book 2197, page 447, said Register's Office.

unimproved lot on unnamed street, known as Riverview Drive,

and

This is unimproved ( ) improved (X) property, known as 2197, 2205, and 2205-1/2 Riverview Drive, Nashville, Tenn.
(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 The National Life and Accident Insurance Company, its successors ~~XXXX~~ *heirs and assigns, forever.*

And we *do covenant with the said* The National Life and Accident Insurance Company *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.,* except as above stated and except 1970 taxes which grantee assumes and agrees to pay.

And Larry E. Hager and wife, Claudette Martin Hager *do further covenant and bind* themselves and their *heirs and representatives, to warrant and forever defend the title to the said land to the said* The National Life and Accident Insurance Company, its successors ~~XXXX~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* February, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry E. Hager

Claudette Martin Hager

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named Larry E. Hager and wife, Claudette Martin Hager

the bargainors, 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 9th day of February, 1970

Mary Emery, Notary Public.

Commission Expires June 6, 1972

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

Guaranty Title 20462

WARRANTY DEED

FROM

LARRY E. HAGER AND WIFE,

CLAUDETTE MARTIN HAGER

TO

THE NATIONAL LIFE AND ACCIDENT

INSURANCE COMPANY

A 68144

TENDERED FOR IDENTIF. REFERENCE]

FEB 9 3 00 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-9% CONV 79,800.00
FEB-9% S'TAX A* 207.48
FEB-9% PRTFEE A* 50
FEB-9% VDEED A* 6.00 * 213.98

BOOK 4396 PAGE 737

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE