WARRANTY DEED

BOOK 4425 PAGE 727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thos. E. Hager (NAME)	Same (NAME)	Map. 98
Tom Harris Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 38.6
Old Hickory Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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

We, Charles M. Cundiff and wife, Clara S. Cundiff
/ *have bargained and sold, and by these presents do transfer and convey unto*
the said Thomas Earl Hager and wife, Bobbye Ray Hager
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 said County, being part of John Cook Lands, as of record in Book 45, pages 765 and 766, Register's Office for Davidson County, Tennessee and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963 and January 17, 1964, and shown as Tract No.13, described as follows:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of the property herein described and in the southeast corner of Tract No. 12; thence north 2° 30' east 797.6 feet to an iron pin; thence south 83° 41' east, 275.2 feet to an iron pin; thence south 6° 19' west, 557 feet to an iron pin; thence north 86° 35' west 179.3 feet to an iron pin; thence south 23° 25' east 260 feet to an iron pin in the northerly margin of John Hager Road; thence in a westerly direction along the northerly margin of John Hager Road, 142.5 feet to the point of beginning, and containing 3.8 acres, more or less.

Being the same property conveyed to Charles M. Cundiff and wife, Clara S. Cundiff by deed from Frank A. Spear and wife, Nova Spear as of record in Book 4296, page 18, Register's Office for Davidson County, Tennessee.

Frank A. Spear and wife, Nova Spear joins in this instrument for the purpose of conveying any and all rights which they may have in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3750.00

Subscribed and sworn to before me, this the 17 day of June 1970

Mary S. Dill Cundiff
Affiant

My commission expires: 5-23-73 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

The above described property is conveyed subject to a T. V. A. easement as of record in Book 1255, page 347, Register's Office for Davidson County, Tennessee, and the restrictions of record in Book 3762, page 129, Register's Office for Davidson County, Tennessee.

JUN 19	CONV	*3,750.00				
JUN 19	S'TAX		A*	9.62		
JUN 19	PR'FEE		A*	.50		
JUN 19	W'DEED		A*	4.50	*	14.62

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 Thomas Earl Hager and wife, Bobbye Ray Hager *their heirs and assigns, forever.*

And we *do covenant with the said* Thomas Earl Hager and wife, Bobbye Ray Hager *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, Charles M. Cundiff and wife, Clara S. Cundiff *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas Earl Hager and wife, Bobbye Ray Hager, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17 *day of* June, *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.*

Charles M. Cundiff

Clara S. Cundiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth Lee, *a Notary Public in and for said County and State, the within named* Charles M. Cundiff and wife, Clara S. Cundiff Frank A. Spear and wife, Nova Spear

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* 1st *day of* June, *19* 70

Elizabeth Lee, *Notary Public.*

Commission Expires 5-23-73

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 .....

A8213

IDENTIF. REFERENCE
JUN 1 5 4 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.