This deed prepared by: Olin White
Manier, Crouch, White & Herod
American Trust Building
301 Union Street
Nashville, Tennessee 37201

BOOK 1473 PAGE 77

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. Arnold Von Hagen and wife, Sue Mixon Von Hagen (NAME)	Same (NAME)	
2828 Sugar Tree Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	117-9 88
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100---------- DOLLARS

and other good and valuable consideration, received from J. Arnold Von Hagen and wife, Sue Mixon Von Hagen, receipt of which is hereby acknowledged and subject to an outstanding mortgage in which the mortgagee is Phoenix Mutual Life Insurance Company of Hartford, Connecticut, we, Keith C. Von Hagen and wife, Elizabeth W. Von Hagen; This is a deed of gift from father and mother to son and daughter-in-law.

have bargained and sold, and by these presents do transfer and convey unto the said J. Arnold Von Hagen and wife, Sue Mixon Von Hagen *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 23 on the Map of Woodmont Estates No. 2 as of record in Book 1130, page 99, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Sugar Tree Road at the corner of Lots 23 and 24; thence with the line between said lots, northerly 260.5 feet to a point; thence easterly 41.3 feet to a point; thence southeasterly 64.1 feet to the corner of Lot 22; thence with the line between Lots 22 and 23, southerly 243.8 feet to the north margin of Sugar Tree Road, thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to S. J. Dale and wife, Lettie C. Dale, by deed from Ruth Nelson Verner, a widow, of record in Book 2249, page 351, said Register's Office.

This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described, and further subject to mortgage in which the mortgagee is Phoenix Mutual Life Insurance Company of Hartford, Connecticut, which is of record in Book 2310, p. 415, Register's office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the ____ day, of ____ 19__

Keith C. Von Hagen
Affiant

My commission expires: My Commission Expires November 10, 1973

Notary Public

The above described property being the same property conveyed to Keith C. Von Hagen and wife, Elizabeth W. Von Hagen by S. J. Dale and wife, Lettie C Dale, on August 13, 1954, the same being of record in Book 2294, p. 109, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2828 Sugar Tree Road, Nashville, Davidson Cty., 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 J. Arnold Von Hagen and wife, Sue Mixon Von Hagen, their *heirs and assigns, forever.*

And we *do covenant with the said* J. Arnold Von Hagen and wife, Sue Mixon Von Hagen *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 for taxes which are assumed by the grantees and except for and subject to a mortgage in which the Phoenix Mutual Life Insurance Company of Hartford, Connecticut, is mortgagee, and the mortgage is of record in Book 2310, p. 415, Register's Office, Davidson County, Tennessee.

And we, Keith C. Von Hagen and wife, Elizabeth W. Von Hagen, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. Arnold Von Hagen and wife, Sue Mixon Von Hagen, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 5th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Keith C. Von Hagen

Elizabeth W. Von Hagen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible] *a Notary Public in and for said County and State, the within named* Keith C. Von Hagen and wife, Elizabeth W. Von Hagen,

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

Witness my hand and official seal at [illegible], *Tennessee, this* 5 *day of* January, *19* 71.

[illegible] *Notary Public.*

Commission Expires My Commission Expires November 13, 1973

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...

WARRANTY DEED

FROM

Keith C. Von Hagen and wife,

Elizabeth W. Von Hagen

TO

J. Arnold Von Hagen and wife,

Sue Mixon Von Hagen

JAN 12 12 23 PM '71

FELIX Z. HILL, III REGISTER
DAVIDSON COUNTY, TENN.

30162 6

IDENTIF. REFERENCE

JAN 12 CONV 25,000.00
JAN 12 STAX A* 65.00
JAN 12 PRFEE A* .50
JAN 12 H'DEED A* 6.00 * 71.50

BOOK 4473 PAGE 80

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

MAIL TO:

J. ARNOLD VON HAGEN

2228 GUM TREE RD

NASHVILLE 37215