This Form furnished by Attorneys Title Company, Inc.

BOOK 4557 PAGE 936 Form No. WD-2

FROM

PAUL HAGAR AND WIFE

NANCY ORTNER HAGAR

TO

MRS. ELAINE RICHARDSON

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Elaine Richardson (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 156
Rt 5 Temple Rd (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 34
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	37

(FOR REGISTER'S USE)

B 3990 1

IDENTIFICATION REFERENCE

DEC 2 1 11 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$25000.00 Mrs Jerry Hubbard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1971.

D. Head
Notary Public

~~MY COMMISSION EXPIRES~~ Dep Register

(~~AFFIX SEAL~~)

For and in Consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by Mrs. Elaine Richardson, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption and agreement by said grantee to pay the balance owing to Fidelity Federal Savings & Loan Association of Nashville on a note secured by deed of trust dated June 15, 1962, of record in Book ____, page ___, Register's Office for Davidson County, Tennessee,

We, Paul Hagar and wife, Nancy Ortner Hagar,

have bargained and sold, and by these presents do transfer and convey unto the said

MRS. ELAINE RICHARDSON

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being in the 9th Civil District of said County, bounded generally on the north by Marler, on the east by Algia Sawyer, on the south by Algia Sawyer, and on the west by Algia Sawyer and Trace Creek, beginning at a point in the center of Trace Creek where said creek crosses Marler's south boundary line; running thence with Marler's line in an eastwardly direction and crossing Temple Road 432 feet to a point; thence in a southerly direction with Sawyer's line 162 feet to a point; thence in a westwardly direction and crossing Temple Road 576 feet to a point in Sawyer's line in the center of Trace Creek; thence with the center of Trace Creek 234 feet to the point of beginning, containing by estimation two acres, more or less, and being part of the 157 acre tract conveyed to Algia Sawyer by deed of J.M.Sawyer, Sr., of record in Deed Book 59, page 403, Register's Office for said County.

Being the same property conveyed to Paul Hagar and wife, Nancy Ortner Hagar, by deed from Algia Sawyer and wife, Pauline P. Sawyer, of record in Book 3033, page 615, Register's Office for said County.

RECORDED DEC 2 1971 931

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This is {unimproved / improved (X)} property, known as Temple Road (House Number) (Street) Nashville, Tennessee 37221 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Elaine Richardson her heirs and assigns, forever.

And We do covenant with the said Mrs. Elaine Richardson 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, excepting the above set out mortgage, which grantee assumes.

And we, Paul Hagar and wife, Nancy Ortner Hagar do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Elaine Richardson, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 26th day of November, 19 71

Paul Hagar

Nancy Ortner Hagar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marshall R. Smith, a Notary Public in and for said County and State, the within named Paul Hagar and wife, Nancy Ortner Hagar 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, Tennessee, this 26 day of November, 19 71.

Marshall R. Smith, Notary Public

Commission expires January 23, 1973

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 himself 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 himself as _____.

DEC-2 CONV 25,000.00
DEC-2 S TAX A* 65.00
DEC-2 RECFEE A* .50
DEC-2 DEED A* 4.00 * 69.50

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

_____, Notary Public.

Commission expires _____

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