This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
P. O. Box 2541
Nashville, Tennessee 37219

Tenn Title Co. G-233475

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Wilson et ux	James W. Wilson	12D-29065
(NAME)	(NAME)	
337 Vailview Drive	337 Vailview Drive	BOOK 4745 PAGE 371
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207	Nashville, Tennessee 37207	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ------ ($10.00) ---------
cash in hand paid and other good and valuable consideration, *Dollars,*
the receipt of which is hereby acknowledged,

we, Joseph H. Hagar and wife, Freida V. Hagar,

have this day bargained and sold, and do hereby transfer and convey unto the said

James W. Wilson and wife, Alberta C. Wilson,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 38 on the Plan of Skyview, as of record in Book 2331, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 118 feet on the northerly side of Vailview Drive and extends back 333.3 feet on the easterly line and 315.8 feet on the westerly line to a dead line, measuring 153 feet thereon.

Being the same property conveyed to Joseph H. Hagar and wife, Freida V. Hagar, by deed from H. L. Smith and wife, Dorothy A. Smith, of record in Book 2956, page 241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 2444, page 576, and the recorded plan shows an Owner's Certificate, a 60-foot setback line from Vailview Drive, and a 10-foot easement for public utilities along the rear line of said lot, and a utility anchor easement 2.5x20 feet located on the west front corner of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 31st day of August 19 73

Affiant

My commission expires: My Commission Expires Oct. 19, 1975 (WITNESS MY HAND)

Notary Public

This is {unimproved ( ) / improved (X)} property, known as 337 Vailview Drive, Nashville, Tennessee 37207
(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

James W. Wilson and wife, Alberta C. Wilson,

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,* except for the 1973 taxes which have been prorated and assumed by the Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Wilson and wife, Alberta C. Wilson, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this thirty-first day of August, 1973, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Freida V. Hagar
Freida V. Hagar

Joseph H. Hagar
Joseph H. Hagar

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph H. Hagar and wife, Freida V. Hagar,

the within named 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 31st day of August, 19 73.

Helen M. Clabo
Notary Public

My Commission Expires Oct. 19, 1975
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 _____

SEP12 CONV 24,500.00
SEP12 STAX A* 63.70
SEP12 PRFEE A* .50
SEP12 WDEED A* 4.00 * 68.20

WARRANTY DEED

FROM
JOSEPH H. HAGAR et ux

TO
JAMES W. WILSON et ux

C 2 3 3 3 0

IDENTIF. REFERENCE

Sep 12. 8 16 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204