This instrument was prepared by
E. J. Hollins Jr., Atty. 903 Stahlman Bldg. Nashville, Tenn.

BOOK 4791 PAGE 85

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Ralph Gooch		15-W9630
(NAME:)	(NAME:) To party at the opposite and	15-W-9635
513 Hamilton Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) address.	
Nashville, Tenn. 37203		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Thousand & Five Hundred ----------
($6,500.00) *DOLLARS*
cash in hand paid the receipt of which is hereby acknowledged, we, A.M. Hagan Jr., Eva Hagan, Frank E. Hagan and William R. Hagan, the vendors

FEB25 CONV *6,500.00
FEB25 S'TAX A* 16.90
FEB25 PR'FEE A* .50
FEB25 W'DEED A* 8.00 * 25.40

have bargained and sold, and by these presents do transfer and convey unto the said William Ralph Gooch, the vendee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being all of Lot No. 74 and the easterly six (6) feet of Lot No. 75 on the Plan of Humphrey, Houston and Martin's Addition, a plan of which is of record in Book 36, page 117, Register's Office of said County. Said Lot No. 74 and part of Lot No. 75 front together 56 feet, more or less, on the northerly margin of Humphrey's Street and extend back northwardly between parallel lines 150 feet to the southerly margin of an alley.

The westerly portion of the above described property is the same property conveyed to Mrs. Flora M. Hagan, by deed from John M. Wade, an unmarried man, of record in Book 554, page 566, Register's Office for said County. The said Mrs. Flora M. Hagan subsequently died intestate, leaving the following as her only heirs-at-law: Eva Hagan, Frank E. Hagan, Alfred M. Hagan, Jr., and William R. Hagan. The easterly portion of the above described property comprises part of the property conveyed to Alfred M. Hagan by deed from Robert F. Tate, Executor and Testamentary Trustee, et al, of record in Book 402, page 235, said Register's Office, and being further, a portion of the property conveyed to Alfred M. Hagan by deed from Anna M. Tate and husband, Robert F. Tate, et al, of record in Book 402, page 775, said Register's Office. The said Alfred M. Hagan subsequently died testate, devising property including the subject premises under the terms of his will, of record in Will Book 55, page 32, Office of the County Court Clerk of Davidson County, Tennessee, to Flora M. Hagan. As previously recited, the said Flora M. Hagan subsequently died intestate, the subject property being inherited by Eva Hagan, Frank E. Hagan, Alfred M. Hagan, Jr., and William R. Hagan, as her only heirs-at-law.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $6,500.00

Subscribed and sworn to before me, this the 25th day of February, 19 74

My commission expires: 10/19/75 (Affix Seal)

Notary Public

EXP JUL 19

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The vendors do not warrant that the frontage of the property herein conveyed on Humphrey's Street is more than fifty-two(52) feet.

This property is sold subject to the 1974 taxes which the vendee assumes and also subject to the notice and claims of the Metropolitan Codes Adm. of record in Book 4211, page 401, said Register's Office.

This is (unimproved / improved) property, known as 426-428 Humphrey Street, 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 William Ralph Gooch, his *heirs and assigns, forever.*

And we *do covenant with the said* William Ralph Gooch *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 we, the vendors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Ralph Gooch, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 31st *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A. M. Hagan Jr.
A.M. Hagan Jr.,

Eva Hagan
Eva Hagan

Frank E. Hagan
Frank E. Hagan

William R. Hagan
William R. Hagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James O. Williams, a Notary Public in and for said County and State, the within named A.M. Hagan Jr., one of

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

Witness my hand and official seal at Nashville, Tennessee, this day of January, 1974.

James O. Williams, Notary Public.

Commission Expires August 14, 1976

JAMES O. WILLIAMS NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, Constance B. Miller, a Notary Public in and for said County and State, the within named Frank E. Hagan, one of

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

Witness my hand and official seal at Delray Beach, Florida, this 6th day of February, 19 74.

Constance B. Miller, Notary Public.

Commission Expires

Notary Public, State of Florida at Large
My Commission Expires Jan. 18, 1976
Bonded by American Fire & Casualty Co.

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 _____

HAGAN AND CO.
REAL ESTATE
NASHVILLE, TENN.

643282

IDENTIF. REFERENCE

FEB 25 2 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

A.M. Hagan Jr., et al

TO

William Ralph Gooch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James E. Hicks, a Notary Public in and for said County and State, the within named Eva Hagan, one of

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1974.

James E. Hicks, Notary Public.

My Commission Expires MAY 2, 1976

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, M. L. Randolph, a Notary Public in and for said County and State, the within named William R. Hagan, one of

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1974.

M. L. Randolph, Notary Public.

Commission Expires 11/19/75

NOTARY PUBLIC