Prepared by: Martin & Cochran Attys
Nash. Tenn

WARRANTY DEED

BOOK 4797 PAGE 681

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Hugh Mason, et ux	same	
(NAME:) John Hagar Road	(NAME:) same	98
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn. 37076	(STREET ADDRESS) same	56 Pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty Thousand ($20,000.00) --------

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DOLLARS,

in cash paid by Bill Hugh Mason and wife Helen M. Mason, the receipt of which is hereby acknowledged, we, Walter C. Hagar and wife Dovia R. Hagar,

MAR20	CONV	20,000.00			
MAR20	STAX		A*	52.00	
MAR20	PUFEE		A*	.50	
MAR20	WDEED		A*	8.00	* 60.50

have bargained and sold, and by these presents do transfer and convey unto the said Bill Hugh Mason and wife Helen M. Mason, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land more particularly described according to an unrecorded survey dated May 21, 1972, by Donald W. Fortner, Civil Engineer, as follows:

Beginning at a nail or monument in the center of John Hagar Road, the northwest corner of a tract or parcel heretofore conveyed to Bill Hugh Mason, et ux., from Walter C. Hagar by installment deed of record in Book 4673, page 43, R.O.D.C.; thence south 1°, 56" west 15' to a concrete monument and thence continuing south 1°, 45" west 1,361.9' to a concrete monument, the southwest corner of the aforesaid tract; thence south 89°, 14" west 330' to a concrete monument; thence north 2°, 28" east 1,366.59' to a concrete monument, and continuing north 2°, 28" east 15' to a nail or monument in the center of John Hagar Road; thence with the center of said road north 89°, 59" east 316.81' to the point of beginning, containing 10.15 acres, more or less.

Being a part of the property set apart to Walter C. Hagar by partition deed among the heirs of Thomas E. Hagar, of record in Book 4250, page 223, Register's

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of March, 1974.

Notary Public

My commission expires: May 29, 1975 (Affix Seal)

Office of Davidson County, Tennessee.

Dovia R. Hagar, the wife of Walter C. Hagar, joins in this deed for the purpose of releasing and relinquishing unto Bill Hugh Mason and wife Helen M. Mason any right, title, claim or interest, whether by dower, homestead or otherwise that she might have in and to the aforesaid tract, and further to the adjoining tracts heretofore conveyed to Bill Hugh Mason and wife Helen M. Mason, by installment deeds of record in Book 4673, page 43, and in Book 4533, page 76, Register's Office of Davidson County, Tennessee, the aforesaid tracts having been inadvertently conveyed by Walter C. Hagar, "an unmarried man."

This is unimproved (X) improved ( ) property, known as John Hagar Road, Hermitage, Tenn. 37076
(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 Bill Hugh Mason and wife Helen M. Mason, their *heirs and assigns, forever.*

And we *do covenant with the said* Bill Hugh Mason and wife Helen M. Mason *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 by 1974 property taxes which have been prorated to the date of the deed.

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bill Hugh Mason and wife Helen M. Mason, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* March, 19 74.

~~*corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Walter C Hagar

Dovia R. Hagar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mrs. June Pullen, a Notary Public in and for said County and State, the within named Walter C. Hagar and wife, Dovia R. 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, this 6th day of March, 19 74.

Mrs. June Pullen, Notary Public.

Commission Expires May 2, 1977.

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 _____.

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WARRANTY DEED

FROM

WALTER C. HAGAR, ET UX,

TO

BILL HUGH MASON, ET UX,

C 4 6 3 0 5

IDENTIF. REFERENCE

MAR 20 9 59 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE