FORM NO. WD-1

BOOK 5054 PAGE 902

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,416.00

Affiant James V. Dearing, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Aug., 1976

Notary Public

MY COMMISSION EXPIRES: 5-16-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Schulman, Pride & LeRoy, P. O. Box 2707, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Hager and wife, Elizabeth Hager (NAME)	Same (NAME)	71-10
1227 North Second Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	333
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pt

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, James V. Dearing, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Hager and wife, Elizabeth Hager,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot 78 in the Benedict Land Company's First Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County.

Said Lot 78 fronts 50 feet on the east side of North Second Street and runs back between parallel lines 181 feet more or less to an alley.

Being the same property conveyed to H. H. Dearing, also known as H. H. Deering, by Deed from Ed W. Sweeney and wife, Nannie Sweeney, of record in Book 616, Page 145, Register's Office for Davidson County, Tennessee. The said H. H. Dearing (also known as H. H. Deering) having since died, and property devised to James V. Dearing, Jr., Executor, with the full power of sale by Will of Harry Holmes Dearing, deceased, of record in Will Book 117, Page 236, Clerk of Probate's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1227 North Second Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6 day of August 1976

James V. Dearing, Jr., Executor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named James V. Dearing, Jr.,

the bargainor, 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 6 day of August 1976

Commission expires 5-16-76

Murrell E. Mathis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
James V. Dearing, Jr.

TO
Brent Hager and wife, Elizabeth Hager

D 6 2 1 7 9

IDENTIF. REFERENCE

AUG 6 3 44 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

[illegible]	CONV	12,416.00			
[illegible] S'TAX			B*	32.24	
[illegible] PR'FEE			B*	.50	
[illegible]	W'DEED		B*	4.00	* 36.74

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

[illegible] BOOK 5054 PAGE 905