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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,750.00

C. Parker Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 77.

Linda K. Bargels
Notary Public

MY COMMISSION EXPIRES: May 8 1978

(AFFIX SEAL) My Commission Expires May 8, 1978

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max Greenberg & Charles Gross (NAME)	Max Greenberg and Charles Gross (NAME)	105-7 Par.435
1400 - 3rd Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Field Bk-15W-343C
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert E. Bainbridge, Conservator for William R. Hagan; Dorothy S. Hagan, John Wesley Hagan, Mary W. Hagan and Eva Hagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max Greenberg and Charles Gross

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 the south 15 feet of Lot No. 5 and all of Lots Nos. 7, 9 and 11 on the Plan of Lots No. 2 belonging to John Lumsden, of record in Book 57, page 116, Register's Office for Davidson County, Tennessee, and described as follows:

Said South part of Lot No.5 and all of Lots Nos. 7, 9 and 11 adjoin and front together 160 feet, more or less, on the east side of Third Avenue South (formerly College Street) and run back easterly 118 feet 4 inches, more or less, on the north line, and 116 feet 6 inches, more or less, on the south line with the north margin of Gray Street to an alley upon which they measure 160 feet, more or less.

Being the same property conveyed to A. M. Hagan by deed from John Lumsden and wife, Lucille Lumsden, of record in Book 142, page 399, Register's Office for Davidson County, Tennessee, and subsequently vested in Mrs. Flora M. Hagan as devisee under the will of A. M. Hagan, of record in Will Book 55, page 32, Probate Court of Davidson County, Tennessee. The said Flora M. Hagan having since died leaving as her only heirs, William R. Hagan, Eva Hagan, Frank E. Hagan and Alfred M. Hagan, Jr. The said Frank E. Hagan having since died testate and devised his 1/4 interest to Dorothy S. Hagan, by will of record in Book 5019, page 928, Register's Office for Said County. The said Alfred M. Hagan Jr. having since died leaving a widow, Mary W. Hagan and son, John Wesley Hagan, as his only heirs at law.

INCLUDED in this description but specifically excluded herein is that 10 foot strip on the southerly margin of Lot 11 conveyed for the purpose of widening Gray Street by A. M. Hagan, et al, of record in Book 159, page 150, Register's Office for Davidson County, and a triangular section of the southwesterly part of Lots 7, 9 and 11 conveyed by Mrs. Flora M. Hagan, of record in Book 2903, page 116, Registers Office for said County.

THIS conveyance is made subject to a 10 foot strip for widening of Gray Street and a triangular section as hereinabove mentioned.

This is improved (X) property, known as (unimproved) (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 our hand S this 6th day of May, 19 77

Robert E. Bainbridge, Conservator for William R. Hagan under Rule No. ____ Probate Court of Davidson County, Tenn.

Dorothy S. Hagan

John Wesley Hagan

Mary W. Hagan

Eva Hagan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Bainbridge, Conservator for William R. Hagan, Mary W. Hagan and Eva Hagan

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 May 19 77

Commission expires May 8, 1978
My Commission Expires May 8, 1978

Lyle K. Burrow
Notary Public

STATE OF MICHIGAN
County of Washtenaw

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy S. Hagan

the bargainor, 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 Ann Arbor, Michigan, this 11th day of May, 19 77

Ann H Wikelly, Notary Public

Commission Expires September 4, 1977

WARRANTY DEED

FROM

Robert E. Bainbridge, Conservator for William R. Hagan, et als

TO

Max Greenberg and Charles Gross

1292-3rd Avenue, So.
(Part Lot 7 and Lots 7,9 & 11)

E 05642

IDENTIF. REFERENCE

MAY 25 1 58 PM '77

REGISTER

5-25-77 Co. C. 750 00
St 17.42
D Fee 00
Co. D. 400 - 21.92

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
Anderson ~~Davidson~~ County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wesley Hagan

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 Clinton, Tennessee, this 20th day of May, 19 77

Dorothy J. Sullivan, Notary Public

Commission Expires November 17, 1980