To be assigned G.A.

FORM NO. WD-1

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This instrument prepared by:
GULLETT, STEELE, SANFORD,
ROBINSON & MERRITT
230 Fourth Ave., No., Nashville, Tenn. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,900.00

Ronald C. Hagar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 2-8-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald C. Hagar, et ux. (NAME)	HOME FEDERAL S & L ASSOCIATION (NAME)	
Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, E. C. Seiner and wife, Clara P. Seiner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald C. Hagar and wife, Judith C. Hagar

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 the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, Surveyor, dated March 1, 1977, as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard (formerly Hobson Pike), at the southwest corner of a tract of land conveyed to E. C. Seiner by deed of record in Book 4192, page 385, Register's Office for said county, being also a common corner to the Cumberland Presbyterian Church Property; thence leaving said Old Hickory Boulevard along a fence line N 80° 55' W, 83 feet to a point; thence continuing with the common line between the church property and the Seiner tract N 6° 10' E, 315 feet to a corner; thence N 88° 35' W, 94 feet to a corner; thence N 5° 30' E, 383 feet to a point which is the northwest corner of the Seiner tract mentioned above; thence with the north line of said tract S 85° 05' E, 281 feet to an iron pin in the fence line; thence leaving said fence line and severing the property of Seiner, S 18° 48' E, 496.96 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence with said margin, S 57° 15' W 398.0 feet to the point of beginning and containing 5 acres, more or less. Included in the above description but excluded from this conveyance is a rectangular plot of ground measuring 18 feet by 55 feet, as shown on the survey plat, which is located immediately adjacent to the east line of the Cumberland Presbyterian Church Property, and the common west line of this tract, together with ingress and egress.
Being part of the same property conveyed to E. C. Seiner and wife, Clara P. Seiner, by deed from Ralph Stevens Construction Co., Inc., of record in Book 4192, page 385, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as Old Hickory Blvd, Antioch, Tennessee 37013
(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 5th day of August, 19 77

E. C. Seiner
E. C. SEINER

Clara P. Seiner
CLARA P. SEINER

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 E. C. Seiner and wife, Clara P. Seiner

the 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 5th day of August, 19 77

Commission expires 2-8-78

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

L# 553,480-5 (Closing Dept.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
E. C. SEINER AND WIFE,
CLARA P. SEINER

TO
RONALD C. HAGAR AND WIFE,
JUDITH C. HAGAR

E 19742

IDENTIF. REFERENCE

AUG 10 3 08 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 10 77	CONV	55,900.00			
AUG 10 77	S'TAX		B*	145.34	
AUG 10 77	PR'FEE		B*	.50	
AUG 10 77	W'DEED		B*	4.00	* 149.84