This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ROBERT E. BAINBRIDGE, CONSERVATOR

FOR WILLIAM R. HAGAN, ET ALS

TO

MAX GREENBERG AND CHARLES GROSS

For draftsman's use

PREPARED BY:
B. ROY KENNEDY, JR., ATTORNEY
121 UNION STREET, NASHVILLE, TN.

BOOK 5258 PAGE 796

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS
MAX GREENBERG & CHARLES GROSS (NAME)	(NAME)	Map 105-7/443
1400-3rd AVENUE SOUTH (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB 15W-03375
NASHVILLE, TENN. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 3 12 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E53 11.8

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$4,935.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 78

_____ Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCT. 18, 1981

(AFFIX SEAL)

For and in Consideration of the sum of FOUR THOUSAND NINE HUNDRED THIRTY FIVE and no/100 ($4,935.00) **DOLLARS**

cash in hand paid by MAX GREENBERG and CHARLES GROSS, the receipt of which is hereby acknowledged, we, ROBERT E. BAINBRIDGE, Conservator for WILLIAM R. HAGAN, acting by virtue of authority vested in me by Order of the Probate Court for Davidson County, Tennessee, dated December 6, 1977, and recorded in Minute Book 250, page 686, Probate Clerk's Office for said County; Kathleen Hagan Cracraft; Ann Hagan Waidley; John Wesley Hagan; Frank E. hagan, Jr.; Dorothy S. Hagan; and Mary O. Hagan,. hereinafter called the "Grantors",

MAR-3	CONV	*4,935.00			
MAR-3 S'TAX			B*	12.74	
MAR-3 PR'FEE			B*	.50	
MAR-3	W'DEED		B*	10.00	* 23.24

have bargained and sold, and by these presents do transfer and convey unto the said 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:

FIRST TRACT: A part of Lot No. 9 in James W. Hamilton's Subdivision of Lots Nos. 31 and 32 and part of Lot No. 16 in the Nelson Plan, a plan of said Subdivision being registered in Plan Book No. 1, page 101, in the Office of the Clerk and Master of the Chancery Court for said County. Said part of Lot No. 9 is more particularly described as follows:

(CONTINUED, OVER)

(LEGAL DESCRIPTION, CONTINUED)

BEGINNING on the east side of College Street, now THIRD AVENUE SOUTH, and the northwest corner of said Lot No. 9; running thence south along the east side of Third Avenue South 47 feet to the north line ofLot No. 8 in said plan; Thence at right angles to Third Avenue South and along the dividing line between Lots 8 and 9 in said plan east 130 feet to an alley; thence along the line of said alley north 14 feet, more or less, to the south line of Tutwiler Avenue, now Hart Street; thence along the southern line of Tutwiler/Avenue west 60 feet, more or less, to the south margin of a twelve foot alley; thence along the south margin of said alley west 77 feet, more or less, to the beginning point.

SECOND TRACT: A triangular lot marked "C" on a plan registered in Book No. 161, page 147, in the Office of the Register for Davidson County, Tennessee, said plan being the plan adopted in the opening of said Tutwiler Avenue, above referred to, and said Lot "C" is more particularly described as follows:

BEGINNING AT THE intersection of the east line of THIRD AVENUE SOUTH and the south line of Tutwiler Avenue; running thence along the south line of Tutwiler Avenue east to the north line of the alley that lies north of said Lot No. 9, above referred to; thence with the north line of said alley west about 62 feet to the east line of Third Avenue South; thence along the east line of Third Avenue South north 43 feet, more or less, to the beginning point, together with all the right, title and interest of the Grantors in and to any and all streets and alleys on which said tracts front and/or abut.

BEING the same property conveyed to MRS. FLORA M. HAGAN by deed from W. A. JACKSON and wife, BESSIE JACKSON, of record in Book 2195, page 371, Register's Office for Davidson County, Tennessee, said FLORA M. HAGAN having since died leaving as her only heirs at law WILLIAM R. HAGAN, EVA HAGAN, FRANK E. HAGAN and ALFRED M. HAGAN, JR.; said EVA HAGAN having since died leaving as her only heirs at law KATHLEEN HAGAN CRACRAFT, ANN HAGAN WAILLEY, WILLIAM R. HAGAN, JOHN WESLEY HAGAN and FRANK E. HAGAN, JR.; said FRANK E. HAGAN also having since died devising by will of record in Book 5019, page 928, said Register's Office, his one-fourth interest to his wife, DOROTHY S. HAGAN; and said ALFRED M. HAGAN, JR., also having since died leaving as his only heirs at law his widow, MARY O. HAGAN, and ~~FRANK E. HAGAN, JR.~~ John Wesley Hagan

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This is ~~unimproved~~ improved (X) property, known as 1276-3rd AVENUE SOUTH, NASHVILLE, TENN., 37210
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MAX GREENBERG and CHARLES GROSS, their heirs and assigns, forever.

And we do covenant with the said MAX GREENBERG and CHARLES GROSS 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 for 1978 real property taxes which are assumed by grantees.

And we, the said grantees, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MAX GREENBERG and CHARLES GROSS, THEIR heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 23rd day of January, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert E. Bainbridge Conservator for William R. Hagan
ROBERT E. BAINBRIDGE, CONSERVATOR FOR WILLIAM R. HAGAN AS HEREIN SET OUT.

John Wesley Hagan
JOHN WESLEY HAGAN

Frank E. Hagan, Jr.
FRANK E. HAGAN, JR.

Kathleen Hagan Cracraft
KATHLEEN HAGAN CRACRAFT

Dorothy S. Hagan
DOROTHY S. HAGAN

Ann Hagan Waidley
ANN HAGAN WAIDLEY

Mary O. Hagan
MARY O. HAGAN

Form No. WD3b

BOOK 5258 PAGE 799

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, FRANCES M HINRICHS, a Notary Public in and for said County and State, the within named ROBERT E. BAINBRIDGE, Conservator for WILLIAM R. HAGAN, and MARY O. HAGAN,

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 25th day of February, 1978.

FRANCES M. HINRICHS NOTARY PUBLIC

Frances M. Hinrichs, Notary Public

MY COMMISSION EXPIRES
Commission Expires OCT. 18, 1981

STATE OF MICHIGAN
County of WASHTENAW

Personally appeared before me, Gretchen Tarchinski, a Notary Public in and for said County and State, the within named DOROTHY S. HAGAN and ANN HAGAN WAIDLEY,

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 ANN ARBOR, MICHIGAN this 25th day of January, 1978.

Gretchen Tarchinski, Notary Public

Commission Expires January 28, 1979 Gretchen Tarchinski

NOTARY PUBLIC WASHTENAW CO.

STATE OF MICHIGAN
County of Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK J. HAGAN, 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 Troy, Michigan this 23rd day of January, 1978.

Nancy C. Schleicher, Notary Public

Commission Expires August 13, 1980

NOTARY PUBLIC OAKLAND CO. MICH.

STATE OF ARKANSAS)
COUNTY OF Phillips)

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Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, the within named KATHLEEN HAGAN CRACRAFT, 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 HELENA, ARKANSAS, this 31st day of January, 1978.

Linda Worsley
NOTARY PUBLIC

My commission expires the 19th day of September

PHILLIPS CO., ARKANSAS
NOTARY PUBLIC
JAN 31 1978

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STATE OF TENNESSEE)
ANDERSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, 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 13th day of ~~January~~ February, 1978.

Dorothy J. Sullivan
NOTARY PUBLIC

DOROTHY J. SULLIVAN
NOTARY PUBLIC
ANDERSON COUNTY, TENN.

My commission expires the 17th day of November, 1980.

Mail following to Mrs. Worsley
121 Wheeler St. Helena, Ark.

WARRANTY DEED:

ROBERT E. BAINBRIDGE,
CONSERVATOR, ET ALS

TO:

MAY GREENBERG & CHARLES GROSS

ATTORNEYS TITLE CO. G-208943