WARRANTY DEED

BOOK 5296 PAGE 566

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 1978

[illegible]
Notary Public

MY COMMISSION EXPIRES: 6/2/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William C. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxie R. Hatcher	FIRST FEDERAL Dobson & Johnson, Inc. (NAME)	34 13
244 Bonnafield Dr. 226 Edgemeade Drive (NAME) (STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH (STREET ADDRESS)	part 233 pc
Hermitage ~~Madison~~, Tennessee ~~37115~~ 37076 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	11D 29490

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, Ronald R. Metzgar and wife, Diane B. Metzgar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxie R. Hatcher and wife, Betty R. Hatcher

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:

Being Lot No. 24 on the Resubdivision of Edgemeade Farms Subdivision, of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Ronald R. Metzgar and wife, Diane B. Metzgar by deed from L. Kenneth Johnson, Trustee, of record in Book 5091, page 200, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4646, page 889, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 226 Edgemeade Drive, Madison, Tennessee 37115
(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 hands this 7th day of June, 1978.

X Ronald R. Metzgar
Ronald R. Metzgar

X Diane B. Metzgar
Diane B. Metzgar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald R. Metzgar and wife, Diane B. Metzgar

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 day of June, 19 78

E. W. Wilkerson, Notary Public

Commission Expires 6/13/79

E. W. WILKERSON NOTARY PUBLIC AT LARGE

STATE OF
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 purpose 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

E 7 0 2 3 5

IDENTIF. REFERENCE

JUN 9 11 36 AM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JUN-9 78	CONV	25,849.70			
JUN-9 78	S'TAX		B*	67.08	
JUN-9 78	PR'FEE		B*	.50	
JUN-9 78	W'DEED		B*	4.00	* 71.58

WARRANTY DEED

FROM
Ronald R. Metzgar et ux

TO
Maxie R. Hatcher et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York