BOOK 5322 PAGE 812

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 2-3-1981

(AFFIX SEAL)

PREPARED FROM INFORMATION FURNISHED BY PARTIES.

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Hagan - Mr./Mrs. (NAME)	Guaranty Mortgage Company (NAME)	156-2
799 Goodpasture Terrace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	110
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Field Book No. 9D-61120

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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Hagan and wife Beth A. Hagan

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. 610, on the plan of Harpeth Woods Section of Harpeth Valley Park, as of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to C & S Builders, Inc. by deed from Roy Shainberg, Reynold Bubis, and Edward T. Goldstein, Trustee, of record in Book 5228, Page 720, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 5051, page 92, as amended in Book 5197, page 123, Book 5228, page 718, said Register's Office

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set-back lines, if any, any easements and rights of way for public utilities.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 799 Goodpasture Terrace, Nashville, Tennessee 37221
(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 2nd day of August, 1978

C & S Builders, Inc.
BY: David V. Yoffee, Exec. Vice-President

C & S Builders, Inc.
BY: Kenneth Lyons, Sec. Treasurer

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 _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David V. Yoffee and Kenneth Lyons ~~(HXSCHACK)~~ ~~(HHHSCHIX)~~ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Exec. Vice President and Sec.-Treasurer respectively of the C & S Builders, Inc. the within named bargainor, and corporation, and that (he) as such Executive Vice President ~~(SHEX)~~ ~~(she)~~ and Sec. Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David V. Yoffee as such Exec. Vice President, and attesting the same by the said Kenneth Lyons as such Sec. Treasurer

Witness my hand and official seal at office at Nashville on this the 24th day of August, 19 78

My commission expires 7-22-81

Mary P. Whitworth
Notary Public

MARY P. WHITWORTH NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM C & S Builders, Inc.

TO James F. Hagan and wife Beth C. Hagan

E 81799

IDENTIF. REFERENCE

AUG 9 10 20 AM '78

FELIX Z. ...SON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
GEORGE E. MUDTER, JR.
254 Highlands Building
783 Old Hickory Boulevard
Brentwood, Tennessee 37027

Edward Sedon
Attorney at Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

AUG-9 78	CONV	42,750.00			
AUG-9 78	S'TAX		B*	111.02	
AUG-9 78	P'FEE		B*	.50	
AUG-9 78	W'DEED		B*	4.00	* 115.52