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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 $ 56,200.19

David A. Hagar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 78.

William B. Gregory
Notary Public

MY COMMISSION EXPIRES: Nov 12, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William B. Gregory, Attorney 1161 Murfreesboro Rd. Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Hagar et ux (NAME)	Third National Mortgage Co. (NAME)	4D-24642
4396 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Map 75-7
Hermitage, Tn. 37076 (CITY) - (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Par. 174

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~~, I, William E. Fox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Hagar and wife, Phyllis B. 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 3rd Civil District of Davidson County, Tennessee, being Lot No. 89 on the Plat of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, page 85, Register's Office for said County, described as follows:

BEGINNING at a point in the northwesterly margin of Baton Rouge Drive, at the common front corner of lots 89 and 88; thence with the line between said two lots northwesterly 119.03 feet to a concrete monument; thence N. 30° 47' E. 123.33 feet to a concrete monument in the southerly margin of Highland View Drive; thence with the margin of the same, southeasterly 120.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve 39.27 feet to a concrete monument in the northwesterly margin of Baton Rouge Drive; thence with the margin of the same, southwesterly 108.0 feet to the point of beginning.

BEING the same property conveyed to William E. Fox and wife, Tammy J. Fox, by deed from Frank Baton of record in Book 5091, page 471, said Register's Office, and subsequently conveyed to William E. Fox by deed from Tammy J. Fox of record in Book , page , said Register's Office.

THIS conveyance is subject to restrictions of record in Book 5089, page 592, said Register's Office and such restrictions as might be made applicable.

GRANTEES herein agree to assume and pay the unpaid balance of a note secured

* Continued on back

This is improved XX) unimproved ( ) property, known as 4396 Baton Rouge Drive Hermitage, Tennessee 37076
(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 my hand this 22nd day of August, 19 78

WILLIAM E. FOX

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 William E. Fox

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 Nashville, Tennessee, this 22nd day of August, 1978.

Commission expires Nov 12, 1978

William B. Boyd
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

WARRANTY DEED

FROM

TO

E 8 4 4 0 9

IDENTIF. REFERENCE

AUG 22 3 27 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #15

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

* Continued from Front

by a deed of trust of record in Book 5091, page 473, Register's Office for Davidson County, Tennessee.

AUG 22 78	CONV	56,200.19		
AUG 22 78	S'TAX		B*	146.12
AUG 22 78	PR'FEE		B*	.50
AUG 22 78	W'DEED		B*	4.00
			*	150.62