7375 03/08 108.50- CHECK

BOOK 5403 PAGE 76

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Howard F Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF March 19 79.

Angie T. Maddox
Notary Public

MY COMMISSION EXPIRES: 10-22-82

(AFFIX SEAL)

NOTARY PUBLIC COMM.

THIS INSTRUMENT WAS PREPARED BY
Howard F. Butler, Butler, Tune & Entrekin, 26th Floor, First American Center, Nash, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FLORINE MAGNESS (NAME)	Greater Suburban Mortgage Co. (NAME)	Map 148-8
4501 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1166 (STREET ADDRESS)	Parcel 118
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	2DU 23320

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, KENNETH E. HAIR, JR. AND WIFE, LINDA P. HAIR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FLORINE MAGNESS, unmarried

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 94 on the plan of Oakwood Terrace, Section 2, as of record in Plat Book 4460, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth E. Hair, Jr. and wife, Linda P. Hair, by deed from Ted Cox and wife, Ann L. Cox, of record in Book 5304, Page 903, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4650, Page 995, and Book 4689, Page 376, Register's Office for said County.

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

DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (X) property, known as 4501 Xavier Drive (House Number) (Street) Antioch, Tennessee 37013 (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 8th day of March 19 79

Kenneth E.Hair, Jr./s/ By: Judy Ozment, Attorney-in-fact Judy Ozment, Attorney in fact for Kenneth E. Hair Jr.

Linda P. Hair /s/ By: Judy Ozment, Attorney-in-fact Judy Ozment, Attorney in fact for Linda P. Hair

STATE OF TENNESSEE
Davidson County

BOOK 5403 PAGE 77

Personally appeared before me, Angie G. Woodard, a Notary Public in and for said County and State, the within named Ricky Bennett, Attorney-in-fact for Kenneth E. Hair, Jr. & wife Linda P. Hair

the bargainor S, 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 Nashville, Tennessee, this 8th day of March 1979

Commission expires 10-17-82

Angie G. Woodard
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

KENNETH E. HAIR, JR. and wife, LINDA P. HAIR.

TO

FLORINE MAGNESS, unmarried.

F. I. 7467.

IDENTIF. REFERENCE

MAR 8 2 17 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5403 PAGE 78

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40000.00-	CAMT.
			104.00	CSTAX
			.50	PRFEE
			4.00	WDEED
				CHECK 108.50-
			7375A03/08/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 7467.

IDENTIF. REFERENCE

MAR 8 2 17 PM '79

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

No. 669027