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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 $ 13,000.00

x James W. Hagey, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 11th DAY OF July, 1979.

Mary L. Secor
Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EARL THOMPSON, ATTORNEY, 1406 Nashville City Bank Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Hagey, Jr. (NAME)	James W. Hagey, Jr. (NAME)	119-5
207 Lutie Street (STREET ADDRESS OR ROUTE NUMBER)	207 Lutie Street (STREET ADDRESS)	Par 289 Is
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

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, Roy Y. Hepburn and wife, Mary K. Hepburn,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Hagey, Jr., an unmarried person,

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

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of the Re-subdivision of Blocks 23 and 24 and parts of Blocks 26 and 27 Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lot No. 70 fronts 50 feet on the southerly side of Lutie Street and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Roy Y. Hepburn and wife, Beatrice Hepburn by deed from Florence Vaughn Secrest of record in Book 4036, Page 883, Register's Office for Davidson County, Tennessee, the said Beatrice Hepburn having since died.

unimproved ( )
This is improved (XX) property, known as 207 Lutie Street, Nashville, Tennessee 37211
(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 11th day of July, 1979

x Roy Y. Hepburn

x Mary K. Hepburn

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Roy Y. Hepburn and wife, Mary K. Hepburn

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 11th day of July 19 79.

Commission expires July 25 1981

[illegible]
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

Mail: Mid State Educators Credit Union
P. O. Box 12030, Nashville, Tn 37212

WARRANTY DEED

FROM
ROY Y. HEPBURN AND WIFE,
Mary K. HEPBURN

TO
JAMES W. HAGEY, JR., AN ~~UNMARRIED PERSON~~

F-39757

IDENTIF. REFERENCE

JUL 13 8 18 AM '79

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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
			130[illegible].00- CO	
			39.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	40.30-
6021	A07/13/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 39757

IDENTIF. REFERENCE

JUL 13 8 19 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696758