BOOK 5496 PAGE 647

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 19 79

Notary Public

MY COMMISSION EXPIRES: 1-8-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Anthony Hagar (NAME)	Commerce Union Bank (NAME)	95-11
325 Blue Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2546 (STREET ADDRESS)	57
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	3DA-05510

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, Bayard W. Donahoo and wife Lucille C. Donahoo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Anthony Hagar and wife Cynthia Ann 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 Davidson County, Tennessee, being Lot No. 59 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 & 68, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Blue Hills Road the common corner of Lot Nos. 59 and 60; thence with the line between said lots easterly 133 feet to a corner of Lot No. 58; thence northerly with the line between said lots 118.8 feet to a point in the southerly margin of Cloverdale Road; thence with the margin of said road, westerly 100.6 feet to the beginning of a curve; thence with said curve southwesterly 43.2 feet to the easterly margin of Blue Hills Road; thence with the margin of said road southerly 100.6 feet to the beginning.

Being the same property conveyed to Bayard W. Donahoo and wife, Lucille C. Donahoo by deed from J. D. Wright and wife, Elizabeth C. Wright, of record in Book 2142, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and rights of way of record.

Bayard W. Donahoo and B. W. Donahoo being one and the same person.

This is unimproved ( ) improved (XX) property, known as 325 Blue Hills Drive (House Number) (Street) Nashville, TN 37214 (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 hand s this 31ST day of AUGUST, 19 79

Bayard W. Donahoo X Bayard W. Donahoo

Lucille C. Donahoo X Lucille C. Donahoo

Notarize on back

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bayard W. Donahoo and wife Lucille C. Donahoo

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 31ST day of AUGUST 19 79

Commission expires _____

Notary Public

STATE OF TENNESSEE
Shelby County

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Bayard W. Donahoo and wife, Lucille C. Donahoo

the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

~~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 Memphis, Shelby, Tennessee on this the 31st day of August, 19 79

My commission expires MY COMMISSION EXPIRES JULY 19, 1981

Laura Kolwyck
Notary Public

NOTARY PUBLIC SHELBY COUNTY, TENNESSEE

WARRANTY DEED

FROM
Bayard W. Donahoo

TO
Michael Anthony Hazar

F 5 1 2 1 E

IDENTIF. REFERENCE

Sep 11 11 43 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14thFLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CO	
			111.00 CO TX	
			.50 PRFE	
			6.00 TDEED	
		VD	6.00- TDEED	
			6.00 MTGE	
			CHECK 111.50-	
			0572A09/11/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 1 2 1 1:

IDENTIF. REFERENCE

SEP 11 11 43 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 710895