his instrument prepared by:
oseph B. Pitt, Jr., Attorney
irst American Center
ashville, Tennessee 37238

WARRANTY DEED

BOOK 5646 PAGE 769

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl E. Forte and wife, Darleen T. Forte	Commerce Union Bank	133-12-236
(NAME) 3925 Scotwood Drive	(NAME) P. O. Box 2546	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(STREET ADDRESS) Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars, cash in hand paid by Earl E. Forte and wife, Darleen T. Forte and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Earl E. Forte and wife, Darleen T. Forte have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $38,450.00, secured by deed of trust of record in Book 5354, page 429, Register's Office for Davidson County, Tennessee,

We, Clifford Martin Hagar and wife, Emmie Condra Hagar

have this day bargained and sold, and do hereby transfer and convey unto the said Earl E. Forte and wife, Darleen T. Forte *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for said County.
Said Lot No. 58 fronts 70.0 feet on the southerly margin of Scotwood Drive and extends back 162.33 feet on the westerly line and 160.14 feet on the easterly line to a dead line in the rear, measuring 70.03 feet thereon.

Being the same property conveyed to Clifford Martin Hagar and wife, Emmie Condra Hagar by deed from Theodore H. Pailet, Trustee, of record in Book 5354, page 427, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5050, page 10, Register's Office for said County, shows a 30-foot minimum building setback line from Scotwood Drive, an easement for public utility and drainage purposes with an 8 inch sewer line located therein across the rear one-third of said lot, and a 2.5 X 25 foot utility anchor easement; and restrictive covenants of record in Book 5086, page 766, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,068.00

Subscribed and sworn to before me, this the 29th day of August 19 80

Affiant Earl E. Forte

My commission expires: 8-12-81 (Affix Seal)

Notary Public Doris E. Moran

unimproved ( )
This is improved (X) property, known as 3925 Scotwood Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th *day of* August 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clifford Martin Hagar

Emmie Condra Hagar

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Clifford Martin Hagar and wife, Emmie Condra Hagar

the within named 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, *this* 29th *day of* August, *19*80.

Doris E Moran *Notary Public*

Commission expires 8-12-81

NOTARY PUBLIC Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

124 05/04 131.56- CHECK

Chicago Title clause 5.
238484

WARRANTY DEED

FROM
Clifford Martin Hagar and wife,
Emmie Condra Hagar
TO

Earl E. Forte and wife,
Darleen T. Forte

G 0 6 0 6 6

IDENTIF. REFERENCE

SEP 4 11 23 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR BOOK 5646 PAGE 771

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

48066.00- CO
125.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 131.56-
0124A09/04/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 6 0 6 6

T
IDENTIF. REFERENCE

SEP 4 11 23 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 778059