BOOK 5766 PAGE 59

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Junior Lewis Boughan (NAME) | Junior Lewis Boughan (NAME) | 94-2 |
| 1809 Electric Avenue (STREET ADDRESS OR ROUTE NUMBER) | 404 Rudolph (STREET ADDRESS) | 133 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37206 (CITY) (STATE) (ZIP CODE) | FB#23W-1085 |

## WARRANTY DEED

For and in consideration of the sum of Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Ben Tarver Hagan, Jr., and Mary Nannette Hagan Fizette, the sole heirs at law of Ben T. Hagan, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Junior Lewis Boughan, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 48 in United Electric Railway Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 161, page No. 8 of the R.O.D.C., Tennessee. Said Lot fronts 50 feet on the north side of Electric Avenue between Eighteenth and Nineteenth Streets and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Ben T. Hagan by deed from V. J. Daugherty, Trustee, of record in Book 672, page 712, Register's Office for Davidson County, Tennessee, the said Ben T. Hagan having since died.

Anna E. Hagan, widow of Ben T. Hagan, joins in the execution of this instrument for the purpose of conveying any interest including any marital rights, which she has in and to said property.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

RUSH

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
Jul 6 1 45 PM '81

IDENTIF. REFERENCE G.4.9.3.4.4

unimproved ( )
This is improved (X) property, known as 1809 Electric Avenue (House Number) (Street)
Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Zip Code)

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.

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 2nd day of July, 1981.

Ben Tarver Hagan Jr.
BEN TARVER HAGAN, JR.

Mary Nannette Hagan Fizette
MARY NANNETTE HAGAN FIZETTE

Anna E Hagan
ANNA E. HAGAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William T. Rozeman, a Notary Public in and for said County and State, the within named Ben Tarver Hagan, Jr., Mary Nannette Hagan Fizette and Anna E. Hagan

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 2nd day of July, 19 81.

My commission expires 10-17-82 Notary Public William T. Rozeman

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Junior Lewis Boughan

Sworn to and subscribed before me this 2nd day of July, 19 81.

My commission expires 10-17-82 Notary Public William T. Rozeman

This instrument was prepared by:

*This instrument prepared by*

Name STEPHENSON, LACKEY & WAITE Address
Suite 702
501 Union Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

BEN TARVER HAGAN JR., AND MARY NANNETTE HAGAN FIZETTE, Sole heirs at law of Ben T. Hagan, Deceased

TO

JUNIOR LEWIS BOUGHAN,

Unmarried

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 70.00- CO | |
| | | | 16.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 84.70- |
| | | | [illegible] OIL | .30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.9.3.4.4

IDENTIF. REFERENCE

JUL 6 1 45 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 830982