G 74868

WARRANTY DEED

BOOK 5839 PAGE 687

IDENTIF. REFERENCE

JAN 11 1 50 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL ENV.

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 1981.

Notary Public

MY COMMISSION EXPIRES: 3/3/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Hagar (NAME)	SAME (NAME)	P/O Map 138-9
P.O. Box 375 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Map 139
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	40-23180
		40-23190

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, MONTY E. MIRES and wife FRANCES H. MIRES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. HAGAR

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

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654 and as drawn by T & H Land Surveyors, and described as follows:

Beginning at a point in the southerly margin of Hobson Pike, said point being 997.53 feet from the most westerly line of the Co-Op Porperties, Inc., Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; thence South 7 degrees 10 minutes East 1107.79 feet to a point thence South 82 degrees 53 minutes West 200 feet to a point; thence North 7 degrees 10 minutes West 1112.50 feet to the point of beginning, containing 5.10 acres more or less.

Being the same property conveyed to Monty E. Mires and wife, Frances H. Mires, by deed from Co-Op Properties, Inc., a Georgia Corporation of record in Book 5681, page 931, Register's Office for Davidson County, Tennessee, and of record in Deed Book 377, Page 279, Register's Office for Wilson County, Tennessee.

This instrument is made subject to a ten-foot easement for public utilities along front of property, and to all applicable local government planning, building, zoning and health department regulations.

unimproved ( )
This is improved ( ) property, known as _____
(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 hand s this 21st day of October, 1981

MONTY E. MIRES

Frances H Mires
FRANCES H. MIRES

STATE OF TENNESSEE
COUNTY OF WILSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MONTY E. MIRES and wife FRANCES H. MIRES

the bargainor, 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 Mt. Juliet, Tennessee this 24th day of October 1981

Commission Expires 3/3/84 Kay Davis, Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

State Tax $26.00
Fee $ .50
Recording Fee $ 6.00
Total $32.50
Receipt No. 26159

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By M.J. Deputy

Filed for record Oct. 24 1981
at 11:00 o'clock A.M.
Noted in Note Book 20 Page # 467
Recorded in Lee Book # 383 Page # 788
in the Register's office, for
Wilson County, Tennessee.
On this 24th day of Oct. 1981
Margie L. Trice Register
By Dep. Reg

WARRANTY DEED
FROM
MONTY E. MIRES, et ux
TO
JAMES H. HAGAR
TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York