FILE BOX 3

Form No. WD-1

BOOK 6001 PAGE 48

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 54,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 19 83

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Hagerman	Third National Mortgage Company	MAP 53-16
(NAME)	(NAME)	
309 Pitts Avenue	P.O. Box 2628	PARCEL 61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138	Nashville, Tennessee 37219	LW-6280
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Frank B. Foster and wife Glenna V. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Hagerman and wife Karen J. Hagerman

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

THIS conveyance is subject to any and all existing restrictions and easements of record.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
FEB 1 3 19 PM '83

IDENTIF. REFERENCE

H 2 9 0 6 1

This is { unimproved ( ) / improved (XX) } property, known as 309 Pitts Avenue (House Number) (Street) Old Hickory, Tennessee (P. O. Address) (City or Town) 37138 (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 heir 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 this 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 JANUARY, 19 83

Frank B. Foster Frank B. Foster

Glenna V. Foster Glenna V. Foster

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BOOK 6001 PAGE 49

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Frank B. Foster and wife Glenna V. Foster a Notary Public in and for said County and State, the within named

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 January 19 83

Commission expires 1-22-84

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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

WARRANTY DEED

FROM

Frank B. Foster

TO

Thomas L. Hagerman

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

A Tract of Land in Davidson County, Tennessee, being part of Tract No. 11 on the unrecorded plan of the Life & Casualty Subdivision, and also being Tract No. I on the W. E. & Winnie M. Burris survey by Forest E. Dye. dated July 13, 1975, as follows:

BEGINNING at an iron pin in the northerly margin of Pitts Avenue, said point of beginning being the southeasterly corner, in the margin of Pitts Avenue, of that property conveyed to the grantor by deed of record in Book 1116, Page 130, Register's Office for said County; thence, along the margin of Pitts Avenue in a northwest direction, 120.00 feet to an iron pin; thence, north 10 deg. 05' East, 182.00 feet to an iron pin; thence, north 16 deg. 09' east, 980.44 feet to an iron pin; thence, north 86 deg. 00' east, 15.00 feet to a post; thence, south 49 deg. 30' east, 265.20 feet to a post; thence, south 22 deg. 24' west, 1081.60 feet to the point of beginning containing 5.12 acres, more or less.

BEING the same property conveyed to Frank B. Foster and wife Glenna V. Foster, by deed from Winnie M. Burris, of record in Book 5794, Page 967, Register's Office for said county.

THIS conveyance is subject to Restrictive Covenants of record in Book 1116, Page 130, Register's Office for said County.

THIS conveyance is subject to a Right of Way Easement of record in Book 5279, Page 146, Register's Office for said County.

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
			54100.00- CO	
			140.66 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	150.16-
			4761A02/01/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 9 0 6 1

IDENTIF. REFERENCE

FEB 1 3 19 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 927012