FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ \$42,684.86

Carl Staton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF July, 1983

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

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Full

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carl and Luthealen Staton and Sherrie Staton (NAME) | Wachovia Mortgage Company (NAME) | Map 96-5 |
| 2642 Woodberry Drive (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3174 (STREET ADDRESS) | Par. 73 |
| Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP) | Winston-Salem, NC 27102 (CITY) (STATE) (ZIP) | 3DZ-6685 |

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 Richard L. Hagar and wife, Joyce J. Hagar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Staton and wife, , Luthealen Staton and Sherrie Staton

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:

BEING Lot No. 124 on the Plan of Woodberry Park, of record in Book 2133, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard L. Hagar, unmarried by deed from Bernie D. Campbell and wife, Margaret R. Campbell of record in Book 5306, page 633, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 28, 1978, and filed for record July 3, 1978, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5306, page 635, and note of even date thereby secured, in the original principal amount of $29,900.00, payable to Wachovia Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligations of the Grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 2297, page 194, and such easements and setback lines of record in Book 2133, page 119, Register's Office for Davidson County, Tennessee.

Joyce J. Hagar joins in the execution of this instrument to convey whatever marital rights she may have.

CHECK

This is ~~unimproved~~ improved ( ~~XX~~ property known as 2642 Woodberry Drive Nashville, Tennessee 37214
(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 1st day of July, 1983

Richard L. Hagar

Joyce J. Hagar

07/05/83 9871

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Hagar and Joyce J. Hagar

the bargainors, 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 26th day of July 1983

Commission expires 4/21/85

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 bargainor, a corporation, and that (he) (they) as such _____ 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 _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Richard L. Hagar and wife,
Joyce J. Hagar

TO
Carl Staton and wife, Luthealen Staton
and Sherrie Staton

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

H 5 7 8 4 6

IDENTIF. REFERENCE

JUL 5 9 42 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF _____

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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 |
|---|---|---|---|---|
| | | | 42684.86- CO | |
| | | | 111.02 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 117.52- | |
| 8871 | 07/05/83 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 8 4 6

IDENTIF. REFERENCE

JUL 5 9 42 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960685