WARRANTY DEED. (For Typewriter) (Box 637-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 5192 PAGE 544

This instrument prepared by:

GRANT SMITH, Attorney at Law (Name) | 1302 Division Street (Street address or Route Number)

Nashville (City) | Tennessee (STATE) | 37203 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE T. HAGER, JR. (NAME:)	Same (NAME:)	Map 12
1229 Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 79 To
Goodlettsville, TN 37072 (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS

($40,000.00) DOLLARS

HS 1576

IDENTIF. REFERENCE

Dec 12 2 29 PM '83

REGISTER'S OFFICE DAVIDSON COUNTY, TN

Joe T. Hager, III, has ~~xxxx~~ bargained and sold, and by these presents do transfer and convey unto the said

Joe T. Hager, Jr., His heirs and assigns, a certain tract or parcel of land in 11th Civil District of Davidson County, State of Tennessee, as follows:

A portion of M. P. Williamson property, 11th Councilmanic District, Davidson County, Tennessee, described according to survey of Robert H. Cummings, RLS, as follows, to-wit: BEGINNING at an iron pin in easterly right-of-way (ROW) of Old Springfield Road, said pin being 651.69 feet along said ROW from the intersection of said ROW with the southerly boundary line of property owned by M.L. Strane, et ux, Deed Book 3959, page 278, Register's Office Davidson County, Tennessee, and being 25 feet from the centerline of said road; thence severing the property of M.P. Williamson, Deed Book 1085, page 232, Deed Book 1132, page 633, Deed Book 535, page 170, Deed Book 565, page 251, Register's Office Davidson County, Tennessee, according to the following three (3) calls: N. 69° 01' E. 887.20' to an iron pin, S. 34° 27' E. 572.45 feet to an iron pin, S. 63° 54' W. 916.07 feet to an iron pin in the easterly ROW of said road; thence with said ROW N. 15° 43' W. 38.95 feet to the beginning of a curve in said ROW concave to the West having a radius of 325.398 feet; thence with said curve an arc distance of 107.34 feet through a central angle of 18° 54' to the point of tangency; thence with said ROW N. 34° 37' W. 156.32 feet to the beginning of a curve in said ROW concave to the East having a radius of 3964.826 feet; thence with said curve an arc distance of 347.59 feet to the point of tangency and the beginning, containing 12.34 acres more or less.

Being the same property conveyed to Joe T. Hager, III, by deed of record in Book 5584, page 111, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 40,000.00
Marylou Smith
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF Dec 1983.
Deputy Register

BOOK 6192 PAGE 545

The previous and last conveyance being a Deed to Joe T. Hager, III,

from Elizabeth Williamson

Registered in Register's Office of Davidson County, State of Tennessee,

in Vol. Book 5584 Page 111

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Joe T. Hager, III, his

heirs and assigns, forever. And he does ~~xx~~ covenant with the said Joe T. Hager, Jr.,

that he is lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And he does do further covenant and bind his

heirs and representatives, to warrant and forever defend the title to said land to the said Joe T. Hager, Jr.,

heirs and assigns, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness my hand, this 8th day of December, 19 83

Witness:

Joe T. Hager III

JOE T. HAGER, III.

State of Tennessee DAVIDSON County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19 ....., at ..... O'Clock ..... M.

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, DAVIDSON **COUNTY**

Personally appeared before me, , a Notary Public in and for said County and State, the within named JOE T. HAGER, III.,

the bargainor , with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained.

BOOK 6192 PAGE 546

Witness my hand and official seal, at Nashville

Tennessee, this 8th day of December, 1983

My Commission Expires 12-30, 1984 Mary Anne Smith
Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, **COUNTY**

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at

Tennessee, this day of , 19

My Commission Expires , 19
Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book , Series , Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant.

Subscribed and sworn to before me this the day of ,

19

Register or Notary Public.

BOOK 5192 PAGE 547

Warranty Deed

FROM

JOE T. HAGER, III

TO

JOE T. HAGER, JR.

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

..... , A.D. 19..... ,

at ..... o'clock ..... M. Noted in Note Book

..... , page ..... , and recorded in Book

of Deeds ..... , Vol. ..... , Page .....

Fee Paid, $.....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this ..... day of ..... , 19.....

.....

Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

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

BOOK 6192 PAGE 548

RECEIVED OF _____

FOR _____

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 116.50-
8965A12/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 1 5 7 6

IDENTIF. REFERENCE

Dec 12 2 29 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 999593