FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

James H. Hager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 84.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Hager (NAME)	Dobson & Johnson, Inc. (NAME)	Map 105-Title Of
1400 Linden Ave. (STREET ADDRESS OR ROUTE NUMBER)	Suite 1800, One Commerce Place (STREET ADDRESS)	Parcel 75
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	22W-10185

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, Othal Smith, Jr., and wife, Maureen H. Smith, (the Smiths) and Pat Hamm and wife, Martha M. Hamm, (the Hamms) collectively

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

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:

LAND in Davidson County, Tennessee, being the easterly one-half (1/2) of Lot No. 46 on the plan of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID part of said Lot No. 46 fronts 50 feet on the northerly margin of Linden Avenue and extends back between parallel lines 169 feet to an alley.

BEING the same property conveyed to the Smiths by deed from James A. Graham, et al., of record in Book 5397, page 784, said Register's Office. The Smiths subsequently conveyed said property to the Hamms by deed dated July 1, 1982, which deed has not been recorded and has now been destroyed.

This conveyance is made subject to property taxes for 1984 which have been prorated between the Hamms and Grantee.

This deed is executed on behalf of the Hamms by Maureen H. Smith as the Hamms' attorney-in-fact pursuant to the Limited Power of Attorney recorded immediately prior to the recording hereof.

unimproved ( )
This is improved (X) property, known as 1400 Linden Avenue, (House Number) (Street) Nashville, Tennessee 37212 (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 hands this 12th day of March, 19 84

Othal Smith, Jr.

Maureen H. Smith

Pat Hamm and Martha M. Hamm

BY: Maureen H. Smith
Maureen H. Smith, Attorney-in-Fact

03/14 235.30- CHEC

3758

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Othal Smith, Jr., and wife, Maureen H. Smith

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 12 day of March 19 84

Commission expires 11-1-87

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 Othal Smith, Jr., and wife, Maureen H. Smith and Pat Hamm and wife, Martha M. Hamm

TO James H. Hager

Mail to:
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

jb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Maureen H. Smith, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Pat Hamm and wife, Martha M. Hamm, as their Attorney-In-Fact, as the free act and deed of the within named Pat Hamm and wife, Martha M. Hamm. Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1984.

Notary Public

My Commission Expires 11-1-87

STATE OF Tennessee

COUNTY OF Davidson

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A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Maureen H Smith
Affiant Maureen H. Smith

Sworn to and subscribed before me this 12th day of March, 19 84.

John V. Johnson
Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I 0 8 4 9 0

IDENTIF. REFERENCE

MAR 14 9 15 AM '84

FELIX A. RUSSELL II REGISTER DAVIDSON COUNTY, TN

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

63000.00- CONT.
215.80 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 225.30-
9758A03/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

.10.6.4.9.0

IDENTIF. REFERENCE

MAR 14 8 15 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 19767