PREPARED BY:
Charles A. High, Jr.
323 Union Street
Nashville, TN 37201

30421

WARRANTY DEED

BOOK 6534 PAGE 169

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Thomas W. Sager and Katherine G. Sager 811 Lemont Drive Nashville, Tennessee	Same	Map 51-14 Parcel 32

FOR AND IN CONSIDERATION of the sum of Fifty-five Thousand Dollars Dollars ($55,000.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, R. Christine Sager, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas W. Sager and Katherine G. Sager, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Gra-Mar Acres, Section V, as of record in Book 2330, page 19, Register's Office for said County.
>
> Said Lot No. 48 fronts 145 feet on the northerly side of Lemont Drive and runs back 279.7 feet on the westerly line and 277.1 feet on the easterly line, to a dead line, measuring 145 feet thereon.
>
> Being part of the property conveyed to Hendley-Whiteside Builders, Inc., by deed from Sweeney-Clark Realty Company, Inc., of record in Book 2346, page 177, said Register's Office.
>
> Being the same property conveyed to Rose T. Sager by deed from Clayton Houston Sager of record in Book 5293, page 333, Register's Office of Davidson County, Tennessee.

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 my hand this 11th day of April, 1985.

R. Christine Sager
R. Christine Sager

04/16 49.50- CHECK 196839

IDENTIF. REFERENCE

APR 16 11 09 AM '85

REGISTER OF DEEDS DAVIDSON COUNTY, TN

3347

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Christine Sager, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1985.

Gail H. Moore
Notary Public

My Commission expires: 7-18-87

GAIL H. MOORE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 1985.

Gail H. Moore
Notary Public

My Commission expires: 7-18-87

GAIL H. MOORE NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____ BOOK 6534 PAGE 171

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
			55000.00- CASH	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
			8347A04/16/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 8 3 9

IDENTIF. REFERENCE

APR 16 11 09 AM 85

REGISTER
DAVIDSON COUNTY TN

No. 125273