THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joseph T. Hager, III P. O. Box 827 Goodlettsville, TN 37072	Same as new owner	Map 12 Parcel 79 10D-18453

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOE T. HAGER, JR. and wife, MARTHA W. HAGER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH T. HAGER, III and wife, ELIZABETH W. HAGER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A portion of M. P. Williamson property, 11th Councilmanic District, Davidson County, Tennessee, described according to survey of Robert H. Cummings, RLS, as follows:

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 is 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, Jr., by deed from Joe T. Hager, III, of record in Book 6192, page 544, Register's Office, 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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986 State and County taxes a lien, assumed in full by Grantees without proration.

2. Easement for right of way to Tennessee Electric Power Co. in Book 653, page 48, said Register's Office, if applicable.

3. Easement for transmission lines of record in Book 1163, page 305, said Register's Office, if applicable.

4. Easement for right of way to Kentucky Natural Gas Co., in Book 1163, page 3, said Register's Office, if applicable.

5. Issuance of Electricial Permit by Metropolitan Government of Nashville & Davidson County, of record in Book 5952, page 418, said Register's Office.

And We, the GRANTORS, 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.

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WITNESS our hands on this the 24th day of April, 1986.

Joe T. Hager Jr.
JOE T. HAGER, JR.

Martha W. Hager
MARTHA W. HAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE T. HAGER, JR. and wife, MARTHA W. HAGER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 24th day of April, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 6-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Joseph T. Hager Jr.
Affiant

Sworn to and subscribed before me, this the 24th day of April, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

95204

IDENTIFICATION REFERENCE

APR 28 10 20 AM '86

FELIX Z. WILSON 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

16000.00- CAMT.
41.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 51.10-
7467A04/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

952 0 4

IDENTIF. REFERENCE

APR 28 10 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241450