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B24 35

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Richard Bowers 523 Landon Drive Nashville, TN 37220	523 Landon Drive Nashville, TN 37220	Firt Tennessee Bank, N.A. P.O. Box 474 Memphis, TN 38101	Map #146-16 Parcel 117

ADDRESS OF MORTAGOR:
523 Landon Drive
Nashville, TN 37220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand ($65,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, WE, BARRY E. HAGAN AND WIFE, DEBORAH G. C. HAGAN, have bargained and sold and by these presents do hereby transfer and convey unto RICHARD H. BOWERS AND WIFE, DEBORAH T. BOWERS, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No 49 on the Plan of Brentwood Hall, Section III of record in Book 2133, page 14, Register's Office of said County.
>
> Said Lot No. 49 fronts 78.7 feet on the southerly side of Landon Drive and runs back between lines 199.0 feet on the westerly line 199.5 feet on the easterly line to a dead line on which it measures 83.0 feet.
>
> Being the same property conveyed to Barry E. Hagan and wife, Deborah G. C. Hagan, by deed from Tommie Mai Campbell of record in Book 6143, page 991, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereunto 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 that the same is unencumbered except by taxes for 1986; restrictive covenants of record in Book 1788, page 143, Book 2084, page 409 and Book 2098, page 71, Register's Office of Davidson County, Tennessee; matters on plat of record in Book 2133, page 14, said Register's Office; easement for water main and perpetual right of way of record in Deed Book 2084, page 409, said Register's Office; applicable building and zoning regulations; such state of facts as an

accurate survey would disclose and all existing highway, roadway and utility easements.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever deferd the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 13th day of December, 1986.

Barry E. Hagan
BARRY E. HAGAN

Deborah G. C. Hagan
DEBORAH G. C. HAGAN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Terry J. Hazelwood a Notary Public in and for said State and County, the within named BARRY E. HAGAN AND WIFE, DEBORAH G. C. HAGAN, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Office in College Grove, Tennessee, this 13th day of December, 1986.

Terry J. Hazelwood
NOTARY PUBLIC

My commission expires:
3-25-89

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater for this transfer is $ 65,000.00.

Barry E. Hagan

Sworn to and subscribed before me this the 13th day of December, 1986.

Terry J. Hazelwood
Notary Public

My commission expires:
3-25-89

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
MG - 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

CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75445

RECEIVED FOR RECORD
Dec 22 12 29 PM '86
REGISTER

No. 25603