BOOK 7112 PAGE 11

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 14th day of January, 19 87

My commission expires: January 10, 1989

X _____ Affiant

_____ Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Mortgagee
John R. Steele, III	NUMERICA FINANCIAL SERVICES, INC
309 Pitts Avenue	601 Cleveland Street, Suite 800
Old Hickory, Tennessee 37138	Clearwater, Florida 33517
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 53-16-143.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Thomas L. Hagerman and wife, Karen J. Hagerman

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO John R. Steele, III and wife, Dianne C. Steele

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Tract of Land in Davidson County, Tennessee, being a part of Tract No. 11 on the unrecorded plan of the Life & Casualty Subdivision, and also being Tract No. I on the W.E. & Winnie M. Burris survey by Forest E. Dye, dated July 13, 1975, as follows:

BEGINNING at an iron pin in the northerly margin of Pitts Avenue, said point of beginning being the southeasterly corner, in the margin of Pitts Avenue, of that property conveyed to the grantor by deed of record in Book 1116, Page 130, Register's Office for said County; thence, along the margin of Pitts Avenue in a northwest direction, 120.00 feet to an iron pin; thence, north 10 degrees 05 minutes East, 182.00 feet to an iron pin; thence, north 16 degrees 09 minutes east, 980.44 feet to an iron pin; thence, north 86 degrees 00 minutes east, 15.00 feet to a post; thence, south 49 degrees 30 minutes east, 265.20 feet to a post; thence, south 22 degrees 24 minutes west, 1081.60 feet to the point of beginning.

Being the same property conveyed to Thomas L. Hagerman and wife, Karen J. Hagerman by deed recorded in Book 6001 at page 48, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 309 Pitts Avenue, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand s this 14th day of January, 19 87

Thomas L. Hagerman

Thomas L. Hagerman

Karen J. Hagerman

Karen J. Hagerman

State of Tennessee
County of Sumner

BOOK 712 PAGE 12

On this 14th day of January, 1987, before me personally appeared Thomas L. Hagerman and wife, Karen J. Hagerman to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
1/10/89

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

85344

IDENTIFICATION REFERENCE

JAN 20 2 09 PM '87

FELIX Z. MILLER JR. REGISTER
DAVIDSON COUNTY, TN

TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 7112 PAGE 13

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
			75[illegible] .[illegible]- CANT.	
			215.[illegible]0 CSTAX	
			.50 PRFE	
			0.00 MSC E	
			CHECK 216.00-	
			0000001/27/37 DAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85344

IDENTIFI REFERENCE

JAN 20 2 09 PM '87

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

No36536