FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 9 3 04 PM '87

IDENTIFICATION REFERENCE

91955

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 7131 PAGE 825

ADDRESS NEW OWNER:
James H. Hagar
940 Bay Drive
Old Hickory, TN 37138

MORTGAGEE:
Troy & Nichols, Inc.
P. O. Box 4025
Monroe, LA 71211-4025

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
108-8 Par 93 1st

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Terry W. Kirk and wife, Kim L. Kirk,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James H. Hagar,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 4, on the Revised Plan of East Lake Subdivision, Section II, as of record in Book 5200, page 299, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to Terry W. Kirk and wife, Kim L. Kirk by virtue of a deed from C & S Builders, Inc. of record in Book 5732, page 49, Register's Office of Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Troy & Nicholes, Inc., of record in Book 6775, page31, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as 1004 Elm Court, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5689, page 686, and easements, covenants and conditions as shown on the Plan of record in Book 5200, page 299, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 4th day of February, 1987.

Terry W. Kirk
TERRY W. KIRK

Kim L. Kirk
KIM L. KIRK

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry W. Kirk and wife, Kim L. Kirk,** 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 within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of February, 1987.

Michelle H. Crisco
NOTARY PUBLIC

MICHELLE H. CRISCO NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

James H. Hagar
AFFIANT

Subscribed and sworn before me
this 4th day of February, 1987.

Michelle H. Crisco
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

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

RECEIVED OF _____

FOR _____

BOOK 7131 PAGE 827

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

50[illegible] .0- CMT.
140..0 STAX
.50 [illegible]
6.00 [illegible]
CHECK 146.50-
0404[illegible]/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91955

IDENTIF. REFERENCE

FEB 9 3 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43805