WARRANTY DEED. (For Typewriter) (Box 607-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 7245 PAGE 49

This instrument prepared by: Mark

GRANT SMITH, Attorney at Law (Name) 1302 Division Street, P. O. Box 24927 (Street address or Route Number)

Nashville (City) Tennessee (STATE) 37202 (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe T. Hager, Jr., and Wife Martha W. Hager (NAME:)	SAME (NAME:)	MAP 12
8136 Old Springfield Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. Par. 109
Goodlettsville, TN 37072 (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	10D-18444

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND ($5,000.00) DOLLARS

JOSEPH T. HAGER, III and Wife, ELIZABETH W. HAGER

have bargained and sold, and by these presents do transfer and convey unto the said

JOE T. HAGER, JR., and wife, MARTHA WOOD HAGER, and their heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

BEING Lot No. 2 on the Resubdivision of Lot 1 of Hardiman Subdivision, of record in Book 6050, page 267, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

BEING part of the same property conveyed to Howard R. Newman, Jr., and wife, Pamela E. Newman, by deed from Gary Wade Oldham and wife, Sandra Jacob Oldham, of record in Book 6870, page 23, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Joseph T. Hager, III, and wife, Elizabeth W. Hager, buy deed from Howard R. Newman, Jr., and wife, Pamela E. Newman, of record in Book 6921, page 486, Register's Office, Davidson County, Tennessee.

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The previous and last conveyance being a Deed to JOSEPH T. HAGER, III, and wife, ELIZABETH W. HAGER from HOWARD R. NEWMAN, JR., and wife PAMELA E. NEWMAN

Registered in Register's Office of Davidson County, State of Tennessee, in Vol. 6021 Page 486

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOE T. HAGER, JR., and wife, MARTHA WOOD HAGER, their heirs and assigns, forever. And We do covenant with the said JOE T. HAGER, JR., and wife, MARTHA WOOD HAGER that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JOE T. HAGER, JR., and wife, MARTHA WOOD HAGER, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand S, this 9th day of MAY, 1987

Witness:

JOSEPH T. HAGER, III

Joseph T. Hager III

ELIZABETH W. HAGER

Elizabeth W. Hager

State of Tennessee County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19 ....., at ..... O'Clock ..... M.

Assessor of Property.

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ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, MARY ANN SMITH, a Notary Public in and for said County and State, the within named JOSEPH T. HAGER, III, and ELIZABETH W. HAGER,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Goodlettsville

Tennessee, this 9th day of May, 1987

My Commission Expires 12-26-88, 1988

Mary Ann Smith
Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at .....

Tennessee, this .....day of....., 19.....

My Commission Expires....., 19.....

Notary Public.

STATE OF TENNESSEE

COUNTY OF

Register's Office, ..., 19.....

The foregoing instrument and certificate were noted in Note Book ..... Page ..... At ..... O'Clock ..... M.

..... 19.... , and recorded in ..... Book ....., Series....., Page..... State Tax

Paid $ ..... Fee ..... Recording Fee..... Total ..... Witness my hand Receipt No.....

.....
Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 5,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joseph T. Hager Jr.
Affiant

Subscribed and sworn to before me this the 9th day of May, 1987

Mary Ann Smith
Register or Notary Public.

My Commission Expires: 12-26-88

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Warranty Deed

FROM

JOSEPH T. HAGER, III, and Wife, ELIZABETH W. HAGER

TO

JOE T. HAGER, JR., and Wife, MARTHA WOOD HAGER

STATE OF TENNESSEE

DAVIDSON COUNTY.

Register's Office

Received for record the ..... day of

....., A.D. 19.., at ..... o'clock ..... M. Noted in Note Book ....., page ....., and recorded in Book ..... of Deeds ....., Vol. ....., Page .....

Fee Paid, $ .....

State Tax . . . . . $.....

Clerk's Fee . . . . . $.....

Total . . . . . $.....

Paid this ..... day of ....., 19.....

.....
Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

IDENTIFICATION REFERENCE

28756

FELIX Z. WILSON, JR. CLOSTER
DAVIDSON COUNTY, TN

MAY 22 10 30 AM '87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7245 PAGE 53

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5000.00- CAMT.	
			14.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	26.50-
05 01A05/22/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2875 6

IDENTIFI REFERENCE

MAY 22 10 30 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 84983