BOOK 7519 PAGE 576 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.

Melinda Emerson Hagans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES 1-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald G. Turner, 2021 Richard Jones Rd., Ste 350, Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James R. Hagans		129-8 Parcel 61
(NAME) Melinda Emerson Hagans	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) 1028 Percy Warner Blvd.	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Lucia Emerson, individually and as Executrix of the Estate of Betty Jane Fording Emerson

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Hagans and wife, Melinda Emerson Hagans

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 62 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County.

Said Lot fronts 100 feet on the southeasterly side of Percy Warner Boulevard and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Betty Jane Emerson (being the same as Betty Jane Fording Emerson, deceased) and Lucia Emerson by deed from Becky Barton, a widow of record in Book 5026, Page 484, said Register's Office.

22327

IDENTIFICATION REFERENCE

APR 18 12 53 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (X) property, known as 1028 Percy Warner Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of April, 1988

Lucia Emerson

LUCIA EMERSON, individually and as Executrix of the Estate of Betty Jane Fording Emerson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ronald G. Turner, a Notary Public in and for said County and State, the within named Lucia Emerson, individually and as Executrix of the Estate of Betty Jane Fording Emerson

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April 1988

Commission Expires 10-9-91

Ronald G. Turner
Notary Public

NOTARY PUBLIC TURNER DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

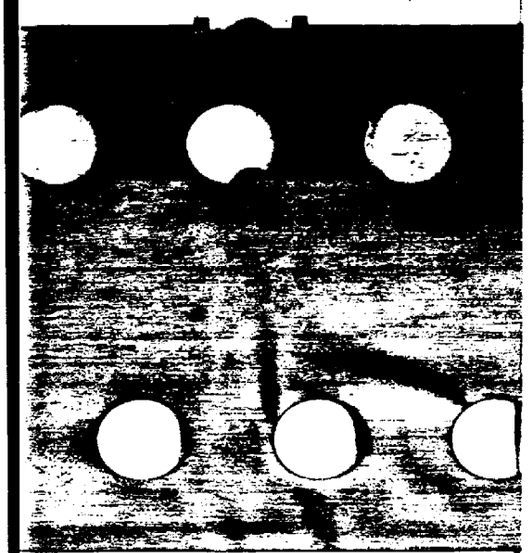
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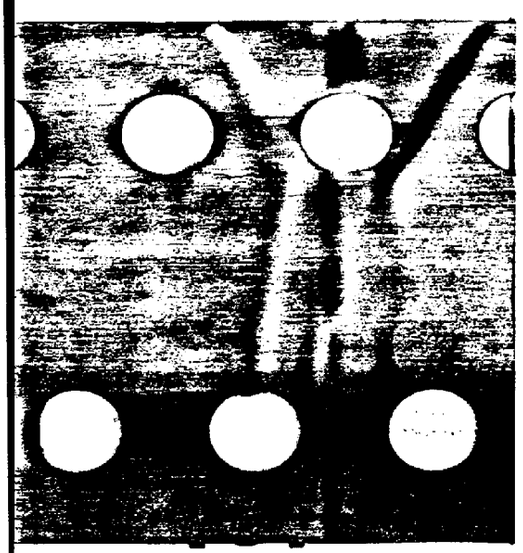
TO

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

5566 04/18 0101 03CHECK 244-50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7519 PAGE 578

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	85000.00
CON TX	238.00
PRFEE	0.50
BANK	6.00
TOTAL	244.50
CHECK	244.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/88 01 12:53 0001 5566

223227

IDENTIFICATION REFERENCE

APR 18 12 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81698