File Box 29

BOOK 8060 PAGE 561

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: May 3, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Hagar, Jr. (NAME)	Sovran Mortgage Corporation (NAME)	Map 86
3961 Dodson Chapel Road (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	Parcel 151
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	4D-02835

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, Charles E. Hagar, Sr. and Eugene Hagar, heirs to the estate of Hattie A. Hagar.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Hagar, Jr. and wife, LaDonna S. Hagar

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:

LAND and all improvements located in the 4th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the center of Dodson Chapel Road, 77 feet south of a point the center of Dodson Chapel Road and Central Pike; thence east 115 feet parallel with the Central Pike to a point; thence southerly and parallel with Dodson Chapel Road 103 feet, more or less, to a point in the corner of Wrights land; thence westwardly 115 feet to an iron pin, the center of the Dodson Chapel Road; thence northerly along the center of said Road, 103 feet, more or less, to the point of beginning.

BEING the same property conveyed to Wilson Hagar and wife, Hattie A. Hagar by deed from James T. Sullivan and wife, Nina Peek Sullivan, of record in Book 1761, page 20, Register's Office for Davidson County, Tennessee. The said Wilson Hagar having predeceased Hattie A. Hagar.

0672 03/08 0101 03CHECK 162.10

09302

IDENTIF. REFERENCE

MAR 8 11 44 AM '90

DAVIDSON COUNTY TN.

This is { unimproved ( ) / improved (XX) } property, known as 3961 Dodson Chapel Road, Hermitage, TN 37076
(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 21st day of February, 1990

Charles E. Hagar
CHARLES E. HAGAR, SR.

Eugene Hagar
EUGENE HAGAR

JEAN C. DUNCAN NOTARY PUBLIC VIRGINIA

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF Fairfax

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

(or proved to me on the basis of satisfactory evidence)

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 Trustbank Savings, F.S.B., Alex. Virginia, this 21st day of February 19 90

Commission expires My Commission Expires October 16, 1992

Notary Public

STATE OF TENNESSEE

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

and (his oath) (himself) with whom I am personally acquainted* and who upon (their several oaths) acknowledged (themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he) as such (they)

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at on this the

day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM
CHARLES E. HAGAR, SR. AND
EUGENE HAGAR

TO
CHARLES E. HAGAR, JR. AND WIFE,
LaDonna S. HAGAR

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

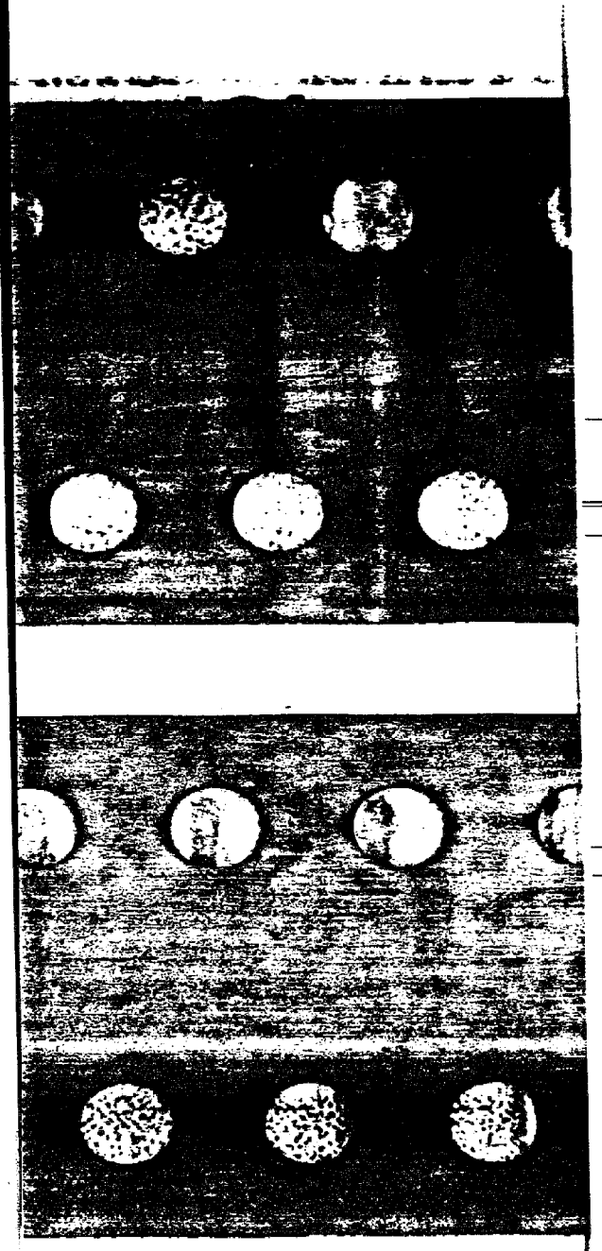
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Hagar, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this the 2nd day of March, 1990.

My Commission Expires:
May 8, 1991

Notary Public



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
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
			CAMT 47000.00	
			CON TX 155.10	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 162.10	
			CHECK 162.10	
03/08/90	01		11:41 0001 0672	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09302

IDENTIF. REFERENCE

MAR 8 11 44 AM '90

DAVIDSON COUNTY TN.

No. 299164