THIS INSTRUMENT PREPARED BY: JOHN WM. MARTIN, Attorney at Law, 107 W. Market St., P.O. Box 81, Lebanon, TN 37088-0081

BOOK 8830 PAGE 704

SEND TAX BILLS TO:

Mr. John F. Hagy

4210 Andrew Jackson Pkwy.

Hermitage, TN 37076

MORTGAGEE:
Estate of Frances Lois Harlin Allen
c/o John Wm. Martin, Atty.
107 W. Market St., P.O. Box 81

Lebanon, TN 37088-0081

NEW OWNER(S):

same

JAN 4 8 53 AM '93
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.90 3.7

C.D. NO. 4

MAP NO. 75

PARCEL NO. 00-0-110.00

GROUP NO.

IMPROVED PROPERTY

DEED

WHEREAS, by order entered on the 10th day of November, 1992, in the cause of In Re: Frances Lois Harlin Allen, by John Wm. Martin, Conservator, in the Probate Court for Metropolitan Nashville and Davidson County, Tennessee, and entered in Minute Book 367, Page 137, in the Office of the County Clerk, Probate Division, for said county and state, in which said order of the court confirmed the sale of the property hereinafter described for the sum of Sixty-Two Thousand and 00/100 Dollars ($62,000.00), and in which order the said conservator is authorized to prepare and execute a deed to John F. Hagy upon receipt of the purchase price as follows:

That the said conservator shall receive from the grantee, in cash, the sum of $45,000.00, as part payment of the purchase price of $62,000.00, and shall obtain a promissory note from the said John F. Hagy for the unpaid balance of $17,000.00, with interest at 9 3/4% per annum, payable in 60 equal monthly installments of $359.12, beginning on the 15th day of January, 1993, and shall further obtain a deed of trust as security for the payment thereof;

AND WHEREAS, the said conservator by said order was authorized and directed upon said payment to execute and deliver a deed of the

01/04/93 0115 03CHECK 242.40

interest of Frances Lois Harlin Allen in the hereinafter described property to the purchaser, John F. Hagy;

NOW THEREFORE, in consideration of the sums directed to be paid unto John Wm. Martin, Conservator, by the purchaser, John F. Hagy, I, **JOHN WM. MARTIN, Conservator for Frances Lois Harlin Allen**, by virtue of the power and authority conferred upon me, do hereby transfer and convey unto the said **JOHN F. HAGY**, his heirs and assigns, all of the interest of Frances Lois Harlin Allen in the property situate and lying in Davidson County, Tennessee, being more particularly bounded and described as follows:

> Improved property situate in the 4th Civil District of Davidson County, Tennessee, known as 4210 Andrew Jackson Parkway, and more particularly described as follows:
>
> Being the property designated as Tract No. 1, of the R. C. Allen Subdivision, Section Two, shown on a plat of Braden Dwight Hinson, of record in Book 4660, page 14, of the Register's Office of Davidson County, Tennessee.
>
> The property begins at a point on the east margin of Andrew Jackson Parkway, formerly Old Hickory Blvd., the point being the northeasterly point of the tract described and the southeasterly point of the property of Purnell; thence with the said Purnell southerly boundary, N 87 degrees 17' W, a distance of 207.67 feet to a point; thence continuing with Purnell's line, N 84 degrees 28' W a distance of 194.52 feet to a point marking the southwesterly corner of Purnell, the northwesterly corner of the subject tract, and the intersection with the DuPont School property; thence running with the School property line S 8 degrees 12' W 156.80 feet to a point marking the southwesterly corner of the tract and the northeasterly corner of Tract No. 2; thence with the north line of Tract 2, S 84 degrees 05' E 427.13 feet to the point of intersection with the said boundary of Andrew Jackson Parkway (formerly Old Hickory Blvd.); thence with the roadway boundary N 0 degrees 35' W 170.63 feet to the point of beginning; said tract containing 1.53 acres more or less.
>
> This is a part of the property described in a deed dated April 19, 1945, to Robert Clay Allen and wife, Lois Harlin Allen, of record in Book 1309, page 549, Register's Office for Davidson County, Tennessee. The said Robert Clay Allen is deceased, and Lois Harlin Allen is the surviving tenant by the entirety. She was declared mentally incompetent on September 3, 1991, by order of the Probate Court for Davidson County, Tennessee, and John Wm. Martin was appointed conservator of the person and the estate of the said Frances Lois Harlin Allen in Case No. 97742.

TO HAVE AND TO HOLD said property with all appurtenances thereunto belonging unto the said **JOHN F. HAGY**, his heirs and assigns, forever in fee simple.

Possession shall be given with delivery of deed.

Taxes for 1992 and all prior years will be paid by the grantor.

JOHN WM. MARTIN, Conservator
Estate of Frances Lois Harlin Allen

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STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county aforesaid, the above-named **JOHN WM. MARTIN, Conservator for Frances Lois Harlin Allen, an incompetent person,** with whom and with whose official position I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument in his official capacity for the purposes therein contained.

Witness my hand and official seal this the 31st day of December, 1992.

Lisa N. Dyson
NOTARY PUBLIC

My Commission Expires: 9/23/96

NOTARY PUBLIC WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

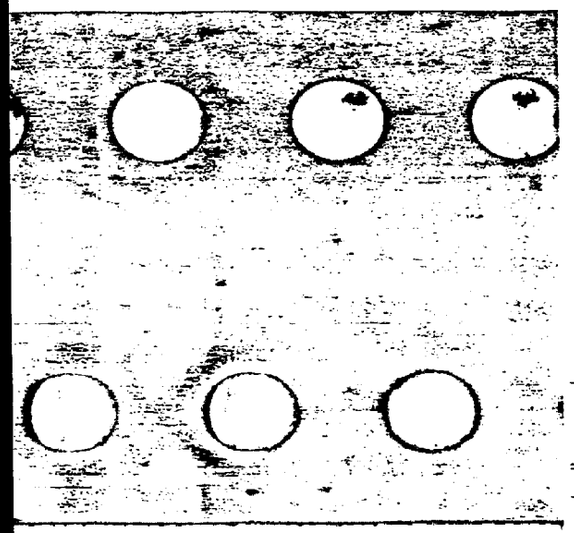
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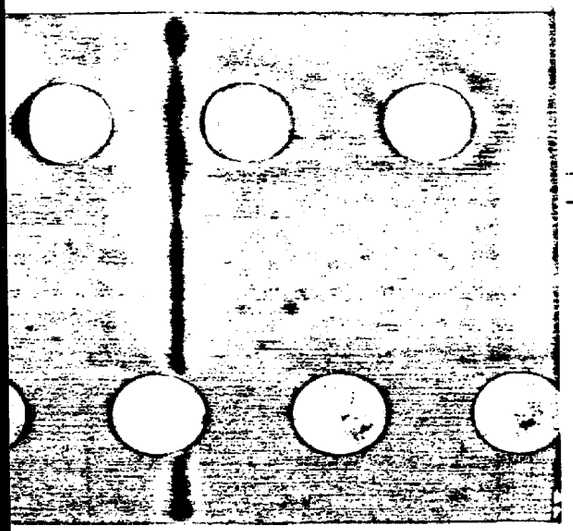
Subscribed and sworn to before me this the 31st day of December, 1992.

Lisa N. Dyson
NOTARY PUBLIC

My Commission Expires: 9/23/96

NOTARY PUBLIC WILSON CO. TENN.





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

RECEIVED OF _____

FOR _____

BOOK 8830 PAGE 707

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	61000.00
CON TX	229.40
PRFEE	1.00
WDEED	12.00
TOTAL	242.40
CHECK	242.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1915

7.9.0.3.7.

IDENTIFI REFERENCE

JAN 4 9 53 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 606745