# WARRANTY DEED

BOOK 9655 PG 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: Jan 24, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER |
|---|---|---|
| Charles E. Hager | FIRST AMERICAN NATIONAL BANK | MAP 84-14 |
| (NAME) | (NAME) | |
| 225 Amherst Drive | First American Center | PARCEL 119 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37214 | Nashville, TN 37237 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Betty Jean Taylor

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

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 in Davidson County, Tennessee, being Lot No. 102 on the Plan of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude R. Taylor and wife, Betty Jean Taylor by deed from Gerald E. Stevens and wife, Norma Follett Stevens of record in Book 4189, Page 430, Register's Office for said County; the said Claude R. Taylor having since died.

This Conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 225 Amherst Drive, Nashville, Tennessee 37214
(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 April, 19 95

Betty Jean Taylor
Betty Jean Taylor

BOOK 9655 PG 306

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 Betty Jean Taylor

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 21st day of April 19 95.

Commission expires Jan 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

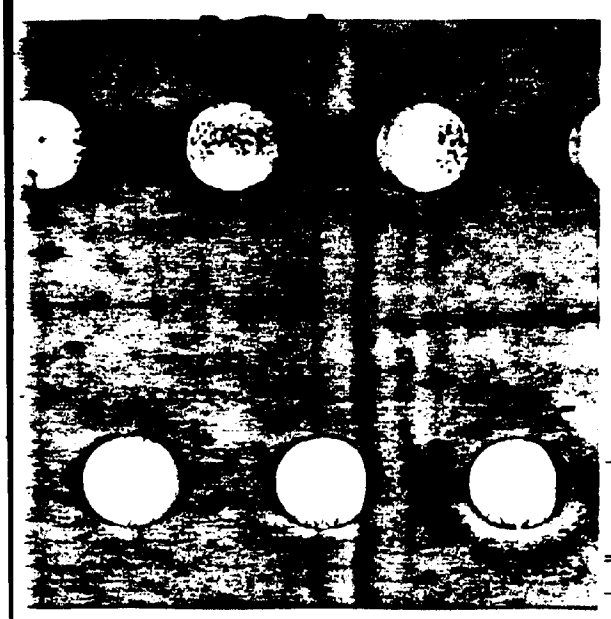
54990

IDENTIF. + REFERENCE

98 APR 26 PM 2:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4660 04/26 0101 03CHECK 264.30



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

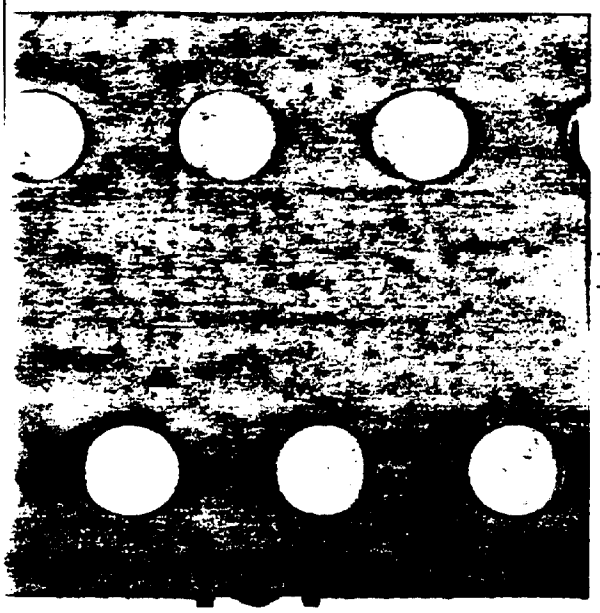
**RECEIVED OF** _____

**FOR** _____

BOOK 9655 PG 307

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



54990
IDENTIF. ↑ REFERENCE

95 APR 26 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 69000.00 |
| CON TX | 255.30 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 264.30 |
| CHECK | 264.30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/26/95 01 14:24 0001 4660

**No.** 904106