THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frank H. Hagey, et ux 8341 Old Springfield Hwy. Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 171 P/O Map 7, Parcel 21

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES W. HAGEY and wife, BETTY W. HAGEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto FRANK H. HAGEY and wife, TERESA A. HAGEY, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, and described according to a survey dated May 23, 1990 by Ray G. Cole, Registered Land Surveyor, No. 924 and according to a supplemental survey dated May 15, 1995 by Tommy E. Walker, Registered Land Surveyor, No. 1465 as follows:

BEGINNING at an iron pin in the westerly margin of Old Springfield Highway, the most southeast corner of this tract and being the most southeast corner of the property conveyed to James W. Hagey and wife, Betty W. Hagey, by deed of record in Book 4254, page 332, Register's Office for Davidson County, Tennessee; thence leaving said highway and crossing a creek South 54 degrees 31' 26" West 106.41 feet to a post; thence South 33 degrees 22' 01" West 396.65 feet to an existing iron pin; thence South 77 degrees 30' 12" East 47.58 feet to an existing iron pin; thence South 32 degrees 32' 10" West 417.41 feet to an iron pin; thence North 14 degrees 17' 24" West 705.96 feet to an iron pin; thence North 77 degrees 52' 46" East 271.21 feet to an iron pin; thence South 57 degrees 22' 27" East 122.49 feet to an iron pin; thence North 38 degrees 31' 52" East 167.64 feet to an iron pin; thence North 82 degrees 28' 31" East 172.68 feet to an iron pin in the westerly margin of Old Springfield Highway; thence with said margin of said highway South 21 degrees 37' 04" East 75.00 feet to the point of beginning and containing 5.24 acres, more or less.

BEING parts of the same properties conveyed to James W. Hagey and wife, Betty W. Hagey, by deeds of record in Book 4254, page 332 and Book 8137, page 457, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is: 8341 Old Springfield Highway, Goodlettsville, TN 37072.

The legal description, as hereinabove set forth, is from a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated May 23, 1990, as supplemented by a survey by Tommy E. Walker, Registered Land Surveyor, No. 1465 dated May 15, 1995.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1995 taxes, which are a lien but not yet due and payable, and which will be paid, in full, by the GRANTEES, without proration.

And WE, the GRANTORS, 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.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

James W. Hagey
JAMES W. HAGEY

Betty W. Hagey
BETTY W. HAGEY

"GRANTEES"

Frank H. Hagey
FRANK H. HAGEY

Teresa A. Hagey
TERESA A. HAGEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. HAGEY and wife, BETTY W. HAGEY, and FRANK H. HAGEY and wife, TERESA A. HAGEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of May, 1995.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/26/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

James W. Hagey
Affiant

Sworn to and subscribed before me, this the 23rd day of May, 1995.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/26/97

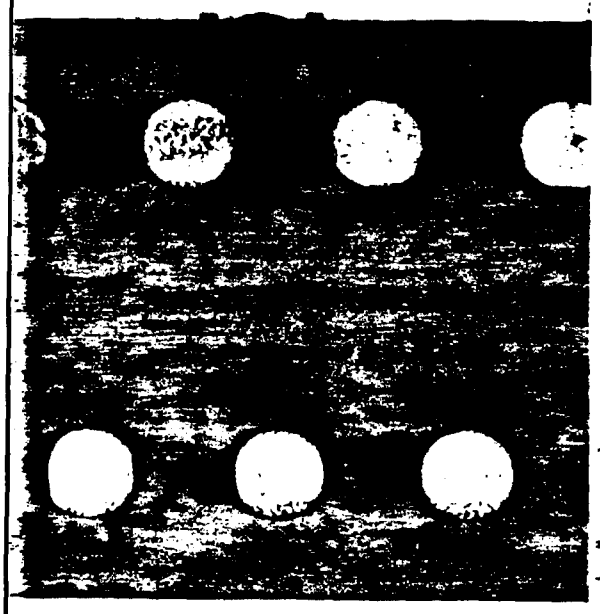
U063548
IDENTIFICATION REFERENCE

PICK-UP

95 MAY 24 P 12:40

REGISTER
DAVIDSON COUNTY, TN.

1112 05/24 0101 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9680 PG 184

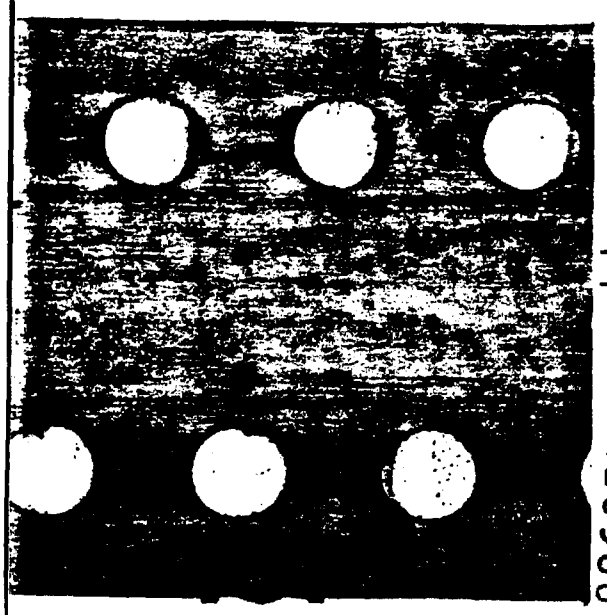
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
MDEED 8.00
TOTAL 120.00
CHECK 120.00

05/24/95 01 12:42 0001 4112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0063548
IDENTIF. ↑ REFERENCE

95 MAY 24 PM 12:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913450