BOOK 11356 PG. 735

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.

Pauline Hagar Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 99

H. Houston Hagar
Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Houston Hagar, Atty. #3592, 4021 Timberview Ln, Hermitage, Tn. 37076.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Hagar Bruce (NAME)	SAME (NAME)	Map 98, Par.#145.
5633 So.New Hope Rd. (STREET ADDRESS OR ROUTE NUMBER)	(keep this parcel separate from adjoining property owned by purchaser) (STREET ADDRESS)	
Hermitage, Tn. 37076. (CITY) (STATE) (P. O. ZIP)	(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, PAULINE HAGAR WELLS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES HAGAR BRUCE,

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

Land in the 13th (now 12th) District of Davidson County, Tennessee, being Tract #16 as described according to a unrecorded survey made and concluded in Sept. 1975 by John D. McCormick, Engineer, Hermitage, Tennessee, being Parcel 145, Map 98, RODC, as follows:

Beginning at an iron pin in the easterly margin of So. New Hope Rd., said point being the Southwest corner of Tract No. 15 on above survey, (Parcel 144, Map 98) presently owned by Grantee Frances Hagar Bruce, thence South 89° 28' East 1,163.93 feet to an iron pin in the westerly margin of the Mary Gladys Hagar George property of record in Book 4250, Page 225, RODC; thence with said George property line South 5°32' West 65.39 Ft. to a concrete monument, being the Southwest corner of the said George property; thence South 83° 48' East 597.85 Ft. to an iron pin in the southern boundary line of the Wilbur Wray Hagar property, of record in Book 4250, Page 226, RODC, thence South 6° 12' West 50 Ft. to an iron pin; thence North 87° 46' West 598.24 Ft. to an iron pin; thence North 89° 28' West 1,042.17 Ft. to an iron pin in the easterly margin of the said So. New Hope Rd.; thence along the easterly margin of said Road North 37° 08' West 190 Ft. to the point of beginning, containing 4.79 acres, more or less.

Being the same property conveyed to Pauline Hagar Wells by the heirs of E. G. Hagar in Partition Deed dated November 8, 1975, of record in Deed Book 4970, Page 39 (2nd item), RODC.

This is ~~unimproved~~ improved ( ) property, known as So. New Hope Rd. (No. # assigned), 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 25th day of February, 1999

Pauline Hagar Wells
PAULINE HAGAR WELLS
(Bargainor)

STATE OF TENNESSEE
Davidson County

BOOK 11356 PG. 736

Personally appeared before me, H. Houston Hagar, a Notary Public in and for said County and State, the within named Pauline Hagar Wells,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 25th day of February 19 99

Commission expires 11-27-99

H. Houston Hagar
Notary Public H. Houston Hagar

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

PAULINE HAGAR WELLS,

TO

FRANCES HAGAR BRUCE

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

0553456
IDENTIF. ↑ REFERENCE

99 FEB 25 PM 3:51

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11356 PG. 737

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0553456
IDENTIF. / REFERENCE

99FEB25 PM 3:51

REGISTER
DAVIDSON COUNTY, TN.

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

02/25/99 01 15:49 0001 0574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429779