4L

WARRANTY DEED

BOOK 11385 PG. 174

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15TH DAY OF ~~January~~ March, 19 99

Notary Public

MY COMMISSION EXPIRES: 11-
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government	Exempt-Government Agency	MAP 82-4
(NAME)	(NAME)	
1004-A Apex Street		PARCEL 272
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Ben T. Hagan, Jr. and Nannette Hagan Fizette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Government of Nashville and Davidson County, Tennessee

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 Lots No. 28 to 31 on the Map of Alexander's Petway Avenue Subdivision, of record in Book 547, page 87, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Ben T. Hagan by two deeds, one from Rosa A. Stone and husband, W.B. Stone of record in Book 876, page 692 and one from Lee T. Fortner and wife, Agnes Fortner of record in Book 903, page 66 Register's Office for Davidson County, Tennessee. The said Ben T. Hagan having since predeceased his wife, Anna E. Hagan; and the said Anna E. Hagan having since died, Ben Tarver Hagan and Nannette Hagan Fizette inherited the property pursuant to Probate Order of the Estate of Ben T. Hagan and the Last Will and Testament of Anna E. Hagan of record in Will Book BB, page 211, Probate Court in Wilson County, Tennessee. Ben Tarver Hagan and Ben T. Hagan, Jr. being one and the same person.
Included in the above description but expressly excluded herefrom is the property conveyed to the State of Tennessee by deed of record in Book 4042, page 512, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 1004-A Apex Street, Nashville, Tennessee 37206
(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 our hand & this day of January, 19 99

Ben T. Hagan, Jr. 2/24/99

Ben T. Hagan, Jr.

Nannette Hagan Fizette 3-13-99

Nannette Hagan Fizette

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ben T. Hagan, Jr., 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 1999.

Deidre N Jackson
Notary Public
Deidre N JACKSON

My Commission Expires: 02-16-2004

STATE OF MISSOURI)
COUNTY OF GASCONADE)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nannette Hagan Fizette, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13TH day of MARCH, 1999.

Margot K Schmidt
Notary Public

My Commission Expires: 5/11/00

MARGOT K SCHMIDT
Notary Public - Notary Seal
STATE OF MISSOURI
GASCONADE COUNTY
MY COMMISSION EXP MAY 11,2000

0561526
IDENTIF. ↑ REFERENCE

99 MAR 15 PM 4:05

ILL C... R...
DAVIDSON COUNTY, TN.

9029 03/15 0101 03CHECK 10.00