BOOK 11528 PG. 189

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

James E Blunkall Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 99

Notary Public

MY COMMISSION EXPIRES March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James E Blunkall Jr (NAME)	Owner (NAME)	MAP 98
5604 Regatta Blvd (ADDRESS)	(ADDRESS)	PARCEL 146
Hermitage, TN 37076 (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, James Henderson Hagar, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E Blunkall Jr and wife, Brenda L Blunkall

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 the 13th Civil District (Formerly 4th District) of Davidson County, Tennessee, being Tract No. 17 of said survey, and more particularly desribed as follows:

BEGINNING at an iron pin in the easterly margin of New Hope Rd., said point being the southwest corner of Tract No. 16 hereinabove described and conveyed to Pauline Hager Wells; thence South 89° 28' East 1,042.17 feet to an iron pin; thence South 87° 46' East 598.24 feet to an iron pin; thence North 6° 12' East 50 feet to an iron pin in the southerly margin of the Wilbur Wray Hager property, of record in Book 4250, Page 226, RODC; thence South 83° 48' East 500 feet to an iron pin in the boundary line of Madge Lee Hagar Self property, of record in Book 4250, Page 226, RODC; thence South 5° 46' West 141.93 feet along the center line of a 20 foot abandoned roadway, being the westerly margin of said Self property; to an iron pin; thence North 87° 56' West 1,099.26 feet to an iron pin; thence North 88° 06' West 957.09 feet to an iron pin in the easterly margin of New Hope Rd., thence North 37° 08' West 130 feet to the point of beginning.

BEING part of the same property conveyed to James Henderson Hagar by deed from heirs of Emmett G. Hagar, deceased, and wife, Nova J. Hagar, deceased, of record in Book 4970, Page 31, Register's Office for said County.

CONTINUED

unimproved (X)

This is improved ( ) property, known as New Hope Road 6.25 Acres, 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 11th day of June, 19 99

James Henderson Hagar
James Henderson Hagar

FILE BOX 45

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 James Henderson Hagar, a married person

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 within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 19 99.

Commission expires March 29, 2003

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____ 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

0599944

RELEASE OF REFERENCE

JUN 15 AM 10:22

REGISTER
DAVIDSON COUNTY, TN.

9502 06/15 0101 03CHECK 200.00

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LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

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059994 PREFERENCE

99 JUN 15 AM 10:22

REGISTER
DAV. CO., TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
UDEED	12.00
CFEE	2.00
TOTAL	200.00
CHECK	200.00

06/15/99 01 10:26 0001 9902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474316