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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34789)

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $ 292900.00

Michael J. Pagnani
Affiant

Sworn and subscribed before me this 15th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:

Michael J. Pagnani
Kelly J. Pagnani
2742 Rock Wall Road
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
Williamson County
6F-B-008-7th Civil District
Davidson County
Map 156-08-0-A Parcel 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold C. Hassall and spouse, Kelly C. Hassall,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Pagnani and spouse, Kelly J. Pagnani,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Williamson and Davidson County, Tennessee, described as follows: **To Wit:**

LAND in the Seventh Civil District of Williamson County and Davidson County, Tennessee, being Lot No. 210 on the plan of Horseshoe Bend, Phase II B, of record in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee and in Book 6200, page 918, Register's Office for Davidson County, Tennessee.

SAID Lot No. 210 fronts 100.00 feet on the broken northerly margin of Rock Wall Road and extends back 206.11 feet on the easterly line and 202.69 feet on the westerly line to a dead line in the rear, measuring 107.02 feet thereon.

BEING the same property conveyed to Harold C. Hassall and Kelly C. Hassall, by deed from First City Service Corporation, a Florida Corporation, of record in Book 1016, page 866, Register's Office for Williamson County, Tennessee and in Book 8754, page 459, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants and other matters as contained in instrument of record in Book 590, page 760; Book 697, page 256; Book 744, page 53; Book 825, page 4 and Book 900, page 815, Register's Office for Williamson County, Tennessee; and to all matters as shown on the herein referenced Plan of record in said Registers' Offices.

This instrument is executed on behalf of Harold C. Hassall and Kelly C. Hassall by Carole L. Brennan as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

94 MAR 23 AM 10:01

30683

IDENTIF. → REFERENCE

This is improved property, known as: 2742 Rock Wall Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 1994.

Harold C. Hassall
Harold C. Hassall, By: Carole L. Brennan, Atty-In-Fact

Kelly C. Hassall
Kelly C. Hassall, By: Carole L. Brennan, Atty-In-Fact

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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 **Carole L. Brennan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Harold C. Hassall and Kelly C. Hassall**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

State of Tennessee, County of WILLIAMSON
Received for record the 18 day of
MARCH 1994 at 8:46 AM. (REC# 90573)
Recorded in official records
Book 1177 Page 183- 183A
Notebook: 52 Page 397
State Tax $ 1083.73 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 1092.73,
Register of Deeds SADIE WADE
Register DARLENE ELEY

EXHIBIT "A"
To
WARRANTY DEED

FROM: Harold C. Hassall and Kelly C. Hassall

TO: Michael J. Pagnani and Kelly J. Pagnani

TRANSFERRED

MAR 18 1994

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Carole L. Brennan

Carole L. Brennan, Affiant

Sworn to and subscribed before me this

15th day of March, 1994.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 9/16/95

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