BOOK 10780 PG 919

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39535
Dav. Co. File: Box 8

98 FEB -3 PM 3:22
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
113968886

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith W. Hagan Caroline Hagan Lauren Hagan 107 Page Road Nashville, TN 37205	Suntrust Bank, Nashville,N.A. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 130-01-104

9293 02/03 0101 03CHECK 627.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 166,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne Gray Lambremont,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith W. Hagan , Lauren Hagan, and Caroline Hagan as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3, Block "J" of the Second Revised Highlands of Belle Meade, No. 2, as of record in Book 1130, Page 71, Register's Office for said County.

SAID Lot No. 3 fronts 100 feet on the westerly side of Page Road and runs back 274.22 feet on the southerly line and 286.08 feet on the northerly line to a dead line in the rear, measuring 60.68 feet thereon.

BEING the same property conveyed to Michael Call and wife, Suzanne L. Call by deed from John M. Wampler, Jr., and wife, Karen M. Wampler and John Wampler, Sr., and wife, Nancy R. Wampler and Nancy Rogers of record in Book 6668, Page 524, Register's office for said County. The said Michael Call and Suzanne L. Call have since divorced. By Final Decree No. 95D-2591, Fourth Circuit Court of Davidson County, Tennessee, subject property was vested in Suzanne Gray Lambremont Call, a certified copy of which is recorded simultaneously herewith immediately prior hereto. The said Suzanne L. Call is now known as Suzanne Gray Lambremont.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This conveyance is subject to a 20 foot easement for sanitary sewers and/or storm drainage across/along the westerly portion of said lot and 10 foot temporary construction easement southwest of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 6288, Page 472, said Register's Office.

This instrument is executed on behalf of Suzanne Gray Lambremont by Patricia Henrick 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

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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 **Patricia Henrick**, 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 **Suzanne Gray Lambremont**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1998.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Suzanne Gray Lambremont

TO: Keith W. Hagan Caroline Hagan and Lauren Hagan

A F F I D A V I T

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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Patricia Henrick
Patricia Henrick, Affiant

Sworn to and subscribed before me this
30th day of January, 1998.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Wldoc: PAS Exhib WD—9/91
Wldoc: Deed Wty—12/92

incorporated herein by reference.

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This is improved property, known as: 107 Page Road, Nashville, TN 37205

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 30th day of January, 1998.

Suzanne Gray Lambremont by Patricia Henrick, atty-in-fact

Suzanne Gray Lambremont, By:
Patricia Henrick, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of January, 1998, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 166000.00

Affiant

Sworn and subscribed before me on the 30th day of January, 1998.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires 9/13/..

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	
	166000.00
CON TX	614.20
PRFEE	1.00
WDEED	12.00
TOTAL	627.20
CHECK	627.20

02/03/98 01 15:29 0001 9293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0396886
IDENTIF. & REFERENCE

98 FEB -3 PM 3:22

REGISTER
DAVIDSON COUNTY, TN.

No. 1249856