BOOK 11119 PAGE 845

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant Robert E Hager

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 1998

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Earl Hager (NAME)	Source One Mortgage Services (NAME)	MAP 87-5A
5957 Colchester Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 50
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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 M. Lovelace and wife, Cheryl A. Lovelace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Earl Hager and wife, April M. Hager

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 lot No. 103 on the Plan of Farmingham Woods, Phase II, Section I, of record in Plat Book 7900, page 306, Register's Office for said County.

Said Lot No. 103 fronts 40.20 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 40.20 feet thereon.

Being the same property conveyed to James H. Lovelace and wife, Cheryl A. Lovelace by deed from Phillips Builders, Inc. by instrument of record in Book 8729, page 164, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 7900, page 306, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Restrictive covenants contained in an instrument of record in Book 8238, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 5957 Colchester Drive, 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 our hand s this 18th day of September, 19 98

James M. Lovelace
James M. Lovelace

Cheryl A. Lovelace
Cheryl A. Lovelace

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Lovelace and wife, Cheryl A. Lovelace

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 18th day of September, 1998.

Commission expires 1/26/02

Marie Bradford
Notary Public

MARIE BRADFORD 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 _____ to be the _____ 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

176, Book 8351, page 533, Book 8423, page 784, re-recorded in Book 8424, page 426, and Book 8447, page 635, Register's Office for Davidson County, TN.

0490068
IDENTIF. & REFERENCE

98 SEP 21 PM 12:25
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

315B 09/21 0101 03CHECK 425.40

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 112000.00
CON TX 414.40
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 425.40
CHECK 425.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/21/98 01 12:25 0001 3158

0490068
IDENTIF. & REFERENCE

98 SEP 21 PM 12:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348520