FILE BOX 45

WARRANTY DEED

Instr:200006010054756 Page: 1 OF 2
REC'D FOR REC 06/01/2000 3:39:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $345.95

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 20 00
Notary Public
COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Terrance D. Hedges (NAME)	Columbia National, Incorporated (NAME)	MAP 75-6
4200 Samoa Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 39
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Thelma E. Eaglin, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrance D. Hedges and wife, Lora K. Hedges

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. 280 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Sweden Drive, the common front corner of Lots Nos. 279 and 280; thence eastwardly 135.0 feet with the line between Lots 279 and 280 to a point; thence southwardly 125.0 feet with the line between Lots Nos. 286 and 280 to a point in the northerly margin of Samoa Drive; thence westwardly with said margin 110.0 feet to the beginning of a curve; thence northwestwardly around said curve 39.27 feet to a point in the easterly margin of Sweden Drive; thence northwardly with said margin 100.00 feet to the point of beginning.

BEING the same property conveyed to George V. Eaglin and wife, Thelma E. Eaglin by deed from George F. Smith and wife, Dorothy A. Smith, of record in Book 4694, Page 378, Register's Office for said County. The said George V. Eaglin now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25 and Book 3952, Page 881, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4200 Samoa 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 my hand this 27th day of May, 20 00

Thelma E. Eaglin by Susan C. Burridge attorney-in-fact
Thelma E. Eaglin

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 3700, Page 23, said Register's Office.

Power of Attorney being recorded simultaneously herewith.

Thelma E. Eaglin and Thelma Elsie Eaglin being one in the same person.

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan C. Burridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Thelma E. Eaglin as her Attorney in Fact as the free act and deed of the within named Thelma E. Eaglin.

Witness my hand and official seal at Columbus, Ohio the 27th day of May, 2000.

NOTARY PUBLIC STATE OF OHIO
ROBERT E. CLINE
MY COMMISSION EXPIRES
OCTOBER 7, 2004

My Commission Expires:

Robert E. Cline
Notary Public

Thelma E. Eaglin by Susan C. Burridge attorney-in-fact.

NOTARIAL SEAL OHIO