Instr:200006140059426 Page: 1 OF 2
REC'D FOR REC 06/14/2000 11:43:02AM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $318.20

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Todd A. & Paula Hagemeyer
1047 Willoughby Station Blvd.
Mt. Juliet, TN 37122

PICK-UP

SEND TAX BILLS TO:
Same

WARRANTY DEED

(Map Number 150-9; Parcel Number 177.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **WILLENE D. WARNER, now known as WILLENE W. ILGNER** and husband, **HARRY PAUL ILGNER**, have bargained and sold and do hereby transfer and convey unto **TODD A. HAGEMEYER** and wife, **PAULA HAGEMEYER**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Forest View Park, Section V, Phase II, as of record in Plat Book 6250, page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Willene D. Warner by deed from Leader Federal Bank of Savings of record in Book 8053, page 190, Register's Office for Davidson County, Tennessee. Willene D. Warner having deeded a one-half undivided interest to Harry Paul Ilgner by deed of record in Book 8257, page 945, said Register's Office. Willene D. Warner having since married and is known now as Willene W. Ilgner.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 458, and to restrictive covenants of record in Book 6569, page 290, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: 304 Cedarcliff Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2000 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 9th day of June, 2000.

WILLENE D. WARNER

k/n/a WILLENE W. ILGNER

HARRY PAUL ILGNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Willene D. Warner, k/n/a Willene W. Ilgner and husband, Harry Paul Ilgner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 9th day of June, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$86,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of June, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE