WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF September, 2002.

Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

CAROLYN G. LEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/03/02 13:27 2pgs
Fees:13.00 Taxes:562.40

20021003-0120751

THIS INSTRUMENT WAS PREPARED BY

Commission Expires 09-20-04

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
BRIAN N. HAGMAN AND ANNE B. HAGMAN, 900 Waynewood Lane Hermitage, TN 37076	NVR Mortgage Finance, Inc. P. O. Box 999 Pittsburgh, Pa 15230	75-12-0-B Parcel 8

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Hugh W. Entrekin, Trustee**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **BRIAN N. HAGMAN AND ANNE B. HAGMAN, Husband and Wife**, hereinafter called Grantee, 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. 64 on the plan of Phase One and a Portion of Phase Two, Section One, Brookside Woods, a Planned Unit Development of record in Plat Book 9700 page 397, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hugh W. Entrekin, Trustee, by warranty deed from Fox Ridge Homes, Inc., a Tennessee Corporation, of record in Book 11640, Page 138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002 and subsequent years, a lien which is not yet due and payable.

- Subject to all matters on the Plan of Phase Two-Section 1, Brookside Woods, of record in Book 9700, page 397, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 10444, Page 213, and Book 11103, Page 156, and in Book 11453, page 900, Register's Office for Davidson County, Tennessee.
- Subject to H.O.A. Charter of Record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and Storm Drainage of record in Book 11256, page 436, and in Book 11497, page 577, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 5609, page 627, Register's Office for Davidson County, Tennessee.
- Subject to Deed for common areas of record in Book 11450, page 112, Register's Office for Davidson County, Tennessee.
- All matters on the P.U.D. Boundary Plat, Brookside Woods of record in Book 9700, page 350, Register's Office for Davidson County, Tennessee.
- By-Laws of Brookside Woods Homeowners Association of record in Book 10444, page 230, Register's Office for Davidson County, Tennessee.
- Surveyor's Certificate of Correction, Section One Brookside Woods of record in Book 11346, page 459, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 900 Waynewood Lane, Hermitage, TN 37076.

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 person 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 30th day of September, 2002.

Hugh W. Entrekin, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Hugh W. Entrekin, Trustee, within named bargainors, 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, in Franklin, Tennessee, the 30th day of September, 2002.

Notary Public

My commission expires: 9/20/04

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 09-20-04