STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of October, 2002.

Notary Public

My Commission Expires: 11.2005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/02 09:45 2pgs
Fees:13.00 Taxes:318.20
20021007-0121755

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Terry J. Richardson and Doris E. Richardson
2112 Sadler Avenue
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER
2775 Hillboro Rd
Brentwood TN 37027

MAP-PARCEL NUMBERS:
Map/parcel: 106-130-152.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas W. Hagan and Richard Haury Hagan, Co-Trustees of the Thomas W. Hagan Testamentary Trust,** hereinafter referred to as Grantor, hereby transfers and conveys to **Terry J. Richardson and Doris E. Richardson, husband and wife,** hereinafter referred to as 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. 77 on the Plan of the Sadler Place, as of record in Book 332, page 31, Register's Office for said County, , to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Thomas W. Hagan and Richard Haury Hagan, Co-Trustees of the Thomas W. Hagan Testamentary Trust of record in Book 8732, page 898, Register's Office for Davidson County, Tennessee. and by Will of Thomas W. Hagan of record in Will Book 167, page 728, Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTOR who will be responsible for payment of said taxes.

This is improved property known as 2112 Sadler Avenue, Nashville, Tennessee 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 3rd day of October, 2002.

Thomas W. Hagan, Co-Trustee

Richard Haury Hagan, Co-Trustee

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 Thomas W. Hagan and Richard Haury Hagan, Co-Trustees of the Thomas W. Hagan Testamentary Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2002.

Notary Public

My Commission Expires: 11-20-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN