Davidson County DEEDWARR
Recvd: 10/25/02 09:24 2pgs
Fees:13.00 Taxes:221.63

20021025-0130792

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00.

Richard Haury Hagan
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of October, 2002.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

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:
Thomas W Hagan and Richard Haury Hagan, Co-Trustees
3600 Hillsboro Pike, Unit D-9
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 117-110-B-057.00CO

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, **Paul D. Dougherty and wife, Mary Ellen Dougherty,** hereinafter referred to as Grantors, hereby transfers and conveys to **Thomas W Hagan and Richard Haury Hagan, Co-Trustees of the Thomas W. Hagan Testamentary Trust,** 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 Unit No. D-9, Parcel No. 68 on the Revised Plat of The Villager East Condominium Apartments, of record in Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Paul D. Dougherty and wife, Mary Ellen Dougherty by deed from Turner C. Gaw, an unmarried person, of record in Book 9867, page 424, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 235, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5457, page 298; and Book 5553, page 336, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5450, page 744, 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, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3600 Hillsboro Pike, Unit D-9, Nashville, Tennessee 37215.

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 21st day of October, 2002.

Paul D. Dougherty

Mary Ellen Dougherty

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 Paul D. Dougherty and wife, Mary Ellen Dougherty, 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 21st day of October, 2002.

Notary Public

My Commission Expires: 11/2

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

06444-JC