Davidson County DEEDWARR
Recvd: 10/25/02 09:48 2pgs
Fees:13.00 Taxes:218.30

20021025-0130800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of October, 2002.

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
2601 Hillsboro Road, Unit L-16
Nashville, Tennessee 37212

SEND TAX BILLS TO:
6230 Robin Hill Road
Nashville, TN 37205

MAP-PARCEL NUMBERS:
Map: 117-3-B, Parcel: 190

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, **Tammy A. Smith, unmarried,** hereinafter referred to as Grantor, 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:

Being Unit No. L-16 of Villager, a horizontal property regime established by Master Deed of record in Book 5434, page 665 and as subsequently amended in Book 5487, page 967, the Plat of which is of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tammy A. Smith, single, by deed from John A. Trumpore and Katherine G. Trumpore, husband and wife, dated May 28, 1993 of record in Book 8975, page 739, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5434, page 665 and by deed of correction in Book 5487, page 967, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5434, page 708, Register's Office for Davidson County, Tennessee.

Easement for right-of-way granted to the State of Tennessee of record in Book 4808, page 424, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the Master Deed.

Subject to the rights of others in and to the common areas/elements.

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 GRANTEES paying their prorata share thereof to GRANTOR who will be responsible for payment of said taxes.

This is improved property known as 2601 Hillsboro Road, Unit L-16, Nashville, Tennessee 37212.

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 23rd day of October, 2002.

Tammy A. Smith

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 Tammy A. Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2002.

THOMAS SIDES NOTARY PUBLIC

Notary Public

My Commission Expires: 11/2/05