After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN02674

This Instrument Was Prepared By:

Kirk C. Waite
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $177,800.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2003.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/19/03 15:16 2pgs
Fees:13.00 Taxes:657.86
20030619-0085118

Address New Owner
Kevin M. Hailey
7800 Farmington Place
Nashville, TN 37221

Send Tax Bills to:
Fieldstone mortgage
11000 Broken Land Pkwy #600
Columbia MD 21044

Map-Parcel
126-15-O-A-14-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Arthur S. Hagan and Clark J. Hagan, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto Kevin M. Hailey, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 14 on the Plan of Boone Trace at Biltmore, Phase One of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for e more complete legal description.

Being the same property conveyed to Arthur S. Hagan and Clark J. Hagan by deed of record in Book 11548, Page 980, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2003 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as: 7800 Farmington Place Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of June, 2003

Arthur S Hagan by Stephanie M. Duncan attorney in fact
Arthur S. Hagan by Stephanie M. Duncan
Attorney in Fact.

Clark J. Hagan by Stephanie M. Duncan attorney in fact.
Clark J. Hagan by Stephanie M. Duncan
Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Stephanie M. Duncan with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained on behalf of Arthur S. Hagan and Clark J. Hagan, the bargainors, as per the Powers of Attorney of record in Instrument No. _____ and Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand at Nashville, Tennessee this 16th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 3.6.06

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006