FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 484,080.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 20 03

Notary Public

MY COMMISSION EXPIRES: January 27, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hagar's Grove, LLC (NAME)	NEW OWNER (NAME)	MAP 98
700 Rebel Road (ADDRESS)	(ADDRESS)	PARCEL 102
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Madge Lee Hagar Self

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hagar's Grove, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Madge Lee Hagar Self by Partition Deed from Robert C. Hagar, Mary Gladys George, Wilbur Wray Hager, Madge Lee Hagar Self, and Walter C. Hagar, individually, and on behalf of his or her respective heirs and assigns, of record in Book 4250, Page 224, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees.

Davidson County DEEDWARR
Recvd: 06/24/03 14:25 3pgs
Fees:18.00 Taxes:1791.10
20030624-0086872

unimproved (X)
This is improved ( ) property, known as 24.204 Acres on John Hagar Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 16th day of June, 20 03

Madge Lee Hagar Self

Madge Lee Hagar Self

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madge Lee Hagar Self

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of June 20 03

Commission expires January 27, 2007

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION

Being a 24.204 more or less acre tract of land lying in the 12th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Madge Lee Hagar Self as evidenced by deed of record in Deed Book 4250 page 226, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated June 10, 2003, as follows:

Beginning at a concrete monument found in the southerly right-of-way of John Hagar Road, said point being the most northwesterly corner of the Marilynn T. Decker Property of record in Deed Book 11056, page 383, Register's Office Davidson County, Tennessee, and being the most northeasterly corner of the tract described herein;
Thence with the westerly line of said Decker Property, and closely following an existing fence,
South 07 Degrees 15 Minutes 55 Seconds West a distance of 1351.29 feet to a concrete monument found in the northerly line of the Seven Points LLC Property of record in Deed Book 11656 page 93, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said Seven Points LLC Property, North 86 Degrees 04 Minutes 02 Seconds West a distance of 83.03 feet to a concrete monument (old);
Thence with the westerly line of said Seven Points LLC Property,
South 08 Degrees 01 Minutes 40 Seconds West, passing the northwesterly corner of Lot 133 on the plan of The Meadows of Seven Points, Section Three, of record at Instrument No. 20021022-0129513, Register's Office Davidson County, Tennessee at 966.49 feet, a total distance of 1106.49 feet to a concrete monument (old);
Thence with the northerly line of an open space tract on the plan of The Meadows of Seven Points, Section One, of record in Plat Book 11700, page 20, Register's Office Davidson County, Tennessee,
North 79 Degrees 58 Minutes 17 Seconds West a distance of 174.23 feet to a concrete monument found in the centerline of a 20-foot wide abandoned roadway;
Thence with the centerline of said abandoned roadway, and with the easterly line of the Houston Hagar Property of record in Deed Book 4970 page 31, Register's Office Davidson County, Tennessee, and the Jerry A. Smith Property of record in Deed Book 11528 page 189, Register's Office Davidson County, Tennessee,
North 07 Degrees 54 Minutes 19 Seconds East a distance of 304.10 feet to an iron pin (old);
Thence with the northerly line of said Smith Property,
North 81 Degrees 19 Minutes 26 Seconds West a distance of 191.84 feet to a concrete monument (old);
Thence with the easterly line of the property conveyed to the Metropolitan Government as evidenced by Instrument No. 20020531-66355, Register's Office Davidson County, Tennessee,
North 04 Degrees 54 Minutes 47 Seconds East a distance of 2070.30 feet to a concrete monument found in the southerly right-of-way of John Hagar Road;
Thence with the southerly right-of-way of John Hagar Road, the following six calls:
North 74 Degrees 58 Minutes 24 Seconds East a distance of 29.97 feet to a Point;
Thence along a curve to the right having a radius of 675.00 feet through a central angle of 21 Degrees 02 Minutes 14 Seconds an arc distance of 247.84 feet, said curve having a chord direction of North 85 Degrees 29 Minutes 31 Seconds East and a chord length of 246.45 feet;
Thence South 83 Degrees 59 Minutes 22 Seconds East a distance of 178.81 feet to a Point;
Thence North 06 Degrees 00 Minutes 38 Seconds East a distance of 8.50 feet to a Point;
Thence South 83 Degrees 59 Minutes 22 Seconds East a distance of 23.43 feet to a Point;
Thence along a curve to the left having a radius of 5016.23 feet through a central angle of 00 Degrees 50 Minutes 44 Seconds, an arc distance of 74.02 feet, said curve having a chord direction of South 84 Degrees 24 Minutes 44 Seconds East and a chord length of 74.02 feet to the Point of Beginning, containing 24.204 acres or 1,054,308 square feet more or less.