FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42210

Davidson County DEEDWARR
Recvd: 08/08/03 08:37 2pgs
Fees:13.00 Taxes:462.50
20030808-0113048

WARRANTY DEED

NOTARY PUBLIC AT LARGE
My Commission Expires JULY 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/28/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon L. Caldwell	Primary Residential Mortgage	87-5-A-50
5957 Colchester Drive	121 Fairway Drive	
Hermitage, TN, 37076	Nashville, TN 37214	

FOR AND IN 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, I/WE,

Robert Earl Hager and April M. Hager, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon L. Caldwell and Steven M. Turock, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot no. 103 on the Plan of Farmingham Woods, Phase II, Section I, of record in Plat Book 7900, page 306, Register's Office for said County.

Said Lot No. 103 fronts 40.20 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 40.20 feet thereon.

Being the same property conveyed to Robert Earl Hager and wife, April M. Hager by Warranty Deed from James H. Lovelace and wife, Cheryl A. Lovelace of record in Book 11119, Page 845, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 5957 Colchester Drive, Hermitage, TN 37076

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/our hand(s) this 23rd day of July, 2003

Robert Earl Hager

April M. Hager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert Earl Hager and April M. Hager, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 2003

Notary Public

My Commission Expires: 7/29/2005

