THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16568B

MAP/GROUP/PARCEL:
18-7/153.00

Davidson County DEEDWARR
Recvd: 09/11/03 09:00 2pgs
Fees:13.00 Taxes:364.45
20030911-0133105

NEW OWNER'S NAME AND ADDRESS:
Michael O. Fagan, Jr.
405B Hitt Lane
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LORI PENNINGTON McCLELLAN, A MARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto MICHAEL O. FAGAN, JR., A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in the City of Goodlettsville, Davidson County, Tennessee, being Lot No. 3 on the plan of Charleston Square, Section Four, Phase 1, as shown on plat of record in Plat Book 6200, Page 745, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is commonly known as 405B HITT LANE, GOODLETTSVILLE, TN 37072.
>
> BEING the same property conveyed to Lori M. Pennington and William M. Currington, both unmarried, herein by deed of record in Book 10247, Page 956, and further conveyed to Lori M. Pennington by Quitclaim Deed of record in Deed Book 11631, Page 609, Register's Office for DAVIDSON County, Tennessee.
>
> Lori M. Pennington and Lori Pennington McClellan are one and the same person. Property was never occupied as homestead by M. Kelly McClellan, husband of Lori Pennington McClellan.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Lori Pennington McClellan

LORI PENNINGTON McCLELLAN (formerly known as Lori M. Pennington)
BY: MARY JANE PENNINGTON, ATTY-IN-FACT
By Mary Jane Pennington, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MARY JANE PENNINGTON, AS ATTY-IN-FACT for Lori Pennington McClellan, with whom I am personally acquainted, and made oath that she is the Atty-in-fact for Lori Pennington McClellan, and that she, as such, Atty-in-fact, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 29th day of August, 2003.

Kate Rosenthal
NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $98,500.00.

Michael A. Taylor Jr.
AFFIANT

Sworn to and subscribed before me, this the 29th day of August, 2003.

Kate Rosenthal
NOTARY PUBLIC

My Commission Expires:

_____

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006