File #200490039

Davidson County DEEDWARR
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Fees:13.00 Taxes:284.04

20040316-0029954

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,766.31.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-20-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hager's Glenn, LLC	SAME	Map: 98-54
(NAME) 6064 Central Pike	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LOUISE HAGER DAVIS,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **HAGER'S GLENN, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land and frame house in the 13th Civil District (formerly 4th District) of Davidson County, Tennesse, being Tract No. 11 on an unrecorded survey made and conducted in September, 1975 by John D. McCormick, Engineer, Hermitage, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of John Hagar Rd. at the eastern end of a 30 Ft. radius of curve at the intersection of John Hagar Rd. and New Hope Rd., thence North 57° 38' East 64.50 ft. to an iron pin at the beginning of a curve in the south side of the John Hagar Rd.; thence along a curve 97.57 Ft. of radius 625.77' to an iron pin; thence continuing along the southerly margin of said John Hagar Rd., North 62° 36' East 96.70 Ft. to an iron pin at the beginning of a curve in the southerly margin of said Road; thence along a curve 214.54 Ft. of radius 1289.36' to an iron pin; thence South 41° 03' East 364.95 Ft. along the westerly margin of Tract No. 10 hereinabove described and conveyed to Lucille Hagar Hall; to an iron pin in the northerly boundary of Tract No. 12 hereinabove described and conveyed to William D. Hagar; thence South 81° 44' West 660.08 Ft. along the northerly boundary of said Tract No. 12 to an iron pin in the easterly margin of New Hope Rd.; said pin being in a curve in said Road; thence along a curve in a northerly direction along said margin of said road 151.90 Ft. of radius 547.96' to an iron pin; thence with a radius of 30 Ft. around the intersection of New Hope Rd. and John Hagar Rd., to the point of beginning, containing 3.10 acres, more or less.

Being the same property conveyed to Louise Hagar Davis by a Partition Deed dated November 8, 1975 of record in Book 4970, Page 31, Register's Office for Davidson County, Tennessee.

Robert Davis, spouse of Louise Hager Davis, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved (X)

This is improved ( ) property, known as 3.1 acres on John Hager Road, Hermitage, TN
(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 GRANTEE, its successors and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 12th day of March, 2004.

Louise Hager Davis

Robert Davis

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Louise Hager Davis and Robert Davis,* who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

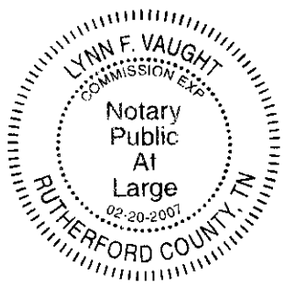
*aka Robert T. Davis

Witness my hand and official seal, this 12th day of March, 2004.

Notary Public

My Commission Expires: 2-20-07

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129