RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH
NASHVILLE, TN 37201
FILE BOX " 7 "
SP42919

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: KM Title No: 45430

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/14/04 15:54 2pgs
Fees:13.00 Taxes:1171.79
20040414-0042255

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael R. Brandon Sarah B. Brandon 827 Brentview Drive Nashville, Tennessee 37220	Wells Fargo Home Mortgage, Inc. 4456 Corporation Lane, Ste. 300 Virginia Beach, VA 23462

TAX MAP-PARCEL NUMBERS: 146-10-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$316,700.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Hagle and wife, Judith Ann Suek Hagle, Trustees, U/A/D Dec 16, 1994**, hereinafter called the **Grantors**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael R. Brandon and Sarah B. Brandon,** husband and wife, hereinafter called the **Grantees**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 205 feet front and 206.9 feet rear of Lot No. 28 on the Plan of Fieldcrest Estates, Section II, as of record in Book 2663, page 19, as amended in Book 3219, Page 399 Register's Office for said County.

Said part of Lot No. 28 fronts 205 feet on the southerly margin of Brentview Drive and extends back 295 feet on the easterly line and 319.8 feet on the westerly line to a dead line in the rear, which measures 206.9 feet thereon.

Being the same property conveyed to James A. Hagle and wife, Judith S. Hagle by deed from Charles R. Thorpe and wife, Julia A. Thorpe of record in Book6376, Page 889, said Register's Office. By Quitclaim Deed of record in Book 9621, Page 524 Register's Office for said County, subject property was conveyed to James A. Hagle and wife, Judith Ann Suek Hagle, Trustees, U/A/D Dec.16, 1994

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 19, as amended in Book 3219, Page 399,, said Register's Office, which Plan shows a 100 foot minimum building setback line from Brentview Drive and a 10 foot easement for public utility purposes along the rear line(s); Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7681, Page 310, said Register's Office; Restrictions of record in Book 2690, Page 469; Book 3283, Page 521, said Register's Office.

This is improved property, known as: 827 Brentview Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2004 .

James A. Hagle, Trustee

Judith Ann Suek Hagle, Trustee

State of TENNESSEE
County of WILLIAMSON

On this 8th day of April, 2004 , before me the undersigned authority, personally appeared **James A. Hagle and wife, Judith Ann Suek Hagle Trustees U/A/D Dec. 16, 1994** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires:

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $316,700.00

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 29, 2006

Affiant

Sworn and subscribed before me this 8th day of April, 2004

My Commission Expires: 7/29/2006

Notary Public