RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01961

Davidson County DEEDWARR
Recvd: 04/30/04 14:39 2pgs
Fees:13.00 Taxes:457.88
20040430-0049530

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$123,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of April, 2004

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Ward **218 Shevel Road** **Goodlettsville, TN 37072**	**Franklin American Mortgage Co.** **501 Corporate Centre Drive** **Franklin, TN 37067**	**025-08-0-071.00**

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, WE,

Mary Ann Hagan and husband, George Bryant Hagan

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

Michael P. Ward, unmarried

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. 6 on the Plan of Ranchwood Estates, formerly Rosehill Subdivision, Section 1, City of Goodlettsville, and of record in Plat Book 2900, page 64, as amended in Book 2900, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 115 feet on the southerly side of Shevel Drive and runs back between lines 330.0 feet on the easterly line and 291.4 feet on the westerly line to a dead line in the rear on which it measures 162.4 feet thereon.

Being the same property conveyed to Mary Ann Hagan and husband, George Bryant Hagan, by Quitclaim Deed from Mary C. Gourley, a/k/a Mary Ann Gourley, now Mary Ann Hagan, dated September 18, 2000 and recorded September 19, 2000 in Instrument Number 20000919-0092913, and being the same property previously conveyed to Raymond D. Gourley and wife, Mary C. Gourley, by Warranty Deed from H.A. Swift, dated July 12, 1960 and recorded July 19, 1960 in Book 3100, page 339, Register's Office for Davidson County, Tennessee. The said Raymond D. Gourley having since died, leaving all of his interest vested in Mary C. Gourley.

Unimproved ( )
This is improved (X) property known as **218 Shevel Road, Goodlettsville, TN 37072**
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 our hands this 26th day of April, 2004.

Mary Ann Hagan

Mary Ann Hagan

George Bryant Hagan

George Bryant Hagan

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 Mary Ann Hagan and husband, George Bryant Hagan the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of April, 2004.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

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 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 _____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public