RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43124

PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/04 09:16 2pgs
Fees:13.00 Taxes:851.00

20040623-0074274

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$230,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 10th DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: March 6, 2006

PHILIP ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JAMES WINSTON HAGEY, JR., et ux **7451 Huntwick Trail** **Nashville, TN 37221**	Union Planters, N.A. P. O. Box 1718 Memphis, TN 38101-1718	**127-154** **9D 70022**

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, HERMAN W. BESS and wife, PATRICIA C. BESS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WINSTON HAGEY, JR., and wife, SANDY G. HAGEY**

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. 26 on the Plan of Huntwick Estates, Section 2, as of record in Book 4860, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Herman W. Bess and wife, Patricia C. Bess by deed from Walter W. Lewis and wife, Brenda P. Lewis, of record in Book 6495, page 272, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **7451 Huntwick Trail, Nashville, Tennessee 37221**

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 10th day of June, 2004.

X Herman W. Bess
HERMAN W. BESS

X Patricia C. Bess
PATRICIA C. BESS

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 HERMAN W. BESS and wife, PATRICIA C. BESS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10TH day of June, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06