When recorded, return to:
First Title & Escrow Co., Inc.
2000 Richard Jones Road, #110
Nashville, TN 37215
#23026

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/04 12:05 2pgs
Fees:13.00 Taxes:1257.63
20040804-0093511

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Derrick C. Dagnan**
Address **2606 Woodlawn Drive**
City/State/Zip **Nashville, TN 37212**

SEND TAX BILLS TO:
Name Bank of American
Address 900 W. Trade Street
City/State/Zip Charlotte, NC 28255

FOR AND IN CONSIDERATION of the sum of **$10.00, Gina L. Kosser, a Married Person**, has this day bargained and sold, and does hereby transfer and convey unto **Derrick C. Dagnan and Emmy Lou Dagnan**, Husband and Wife, **their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly half of Lot Number 20 on the Plan of Belair, as of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the northerly side of Woodlawn Avenue (formerly known as Belair Avenue) and runs back between parallel lines measuring 192 feet to a dead line.

Being all of the same property conveyed to Gina L. Kosser, by Warranty Deed from James Matthews Woodard, unmarried, of record in Instrument Number 20030904-0128393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 104-15, Parcel 364.00

This is improved property known as: 2606 Woodlawn Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **30th** day of **July, 2004**.

Gina L. Kosser

Gina L. Kosser

Michael Kosser

Michael Kosser*

*Michael Kosser joins in this conveyance for the sole purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Gina L. Kosser** and Michael Kosser with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **30th** day of **July, 2004**.

Commission expires **January 26, 2008**

Jeffrey C Horn
Notary Public

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$339,900.00**

Affiant Emmy Lou Dagnan

Subscribed and sworn to before me, this the 30th day of July,2004.

My commission expires:

Notary Public - Register

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007