THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22963-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00. Affiant Subscribed and sworn to before me this 6th day of August, 2004. Notary Public My Commission Expires: _____ NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: William F. Hagerty 4362 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.144.10-0 Parcel No. 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kent E. Lillie and wife, Peggy L. Lillie**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William F. Hagerty and Christine L. Hagerty, husband and wife**,("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4362 Chickering Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of August, 2004.

Kent E. Lillie

Peggy L. Lillie by: Kent E. Lillie AIF

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kent E. Lillie**, 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, at office, this 6th day of August, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kent E. Lillie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Peggy L. Lillie as her Attorney-In-Fact, and as the free act and deed of the within named Peggy L. Lillie, as her Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of August, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/11/04 13:46 2pgs
Fees:13.00 Taxes:9620.00

20040811-0097172

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lots 1 thru 9 Chickering Estates Section 1 as of record in Plat Book 2900, page 108 Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kent E. Lillie and wife, Peggy L. Lillie by deed dated October 10, 1997 from Southern Financial, Inc. of record in Book 10643, page 602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the partie and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5 amended in Book 3096, page 210, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2900, page 108, Register's Office for Davidson County, Tennessee.