THIS INSTRUMENT PREPARED BY:
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Corley & Kelly, PLLC
Attorneys at Law
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Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 08/25/04 14:26 3pgs
Fees:18.00 Taxes:199.80
20040825-0102984

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY-FOUR THOUSAND AND 00/100 DOLLARS ($54,000.00), the receipt of which is hereby acknowledged, WE, **MICHAEL THOMAS HINES, (a/k/a MICHAEL T. HINES), a married man, and DEBORAH POUNDERS HINES, (a/k/a DEBORAH P. HINES), an unmarried woman , ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **MARK B. SAGERS and wife, COURTNEY M. SAGERS, ("Grantees"),** their heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, and described as follows, to-wit:

TRACT I:
LOCATED in the 14th Civil District of Davidson County, Tennessee, being Tract No. 9 of the Dawson Property and more particularly described as follows:

BEGINNING at a point in the centerline of a 50 foot ingress and egress easement, the same being the southwest corner of Tract No. 8 heretofore conveyed to Sanders; thence with the centerline of said easement, North 67 degrees 56' 46" West 93.60 feet; and North 79 degrees 22' 56" West 215 feet to a point in the west margin of a cul de sac at the west end of said easement; thence South 83 degrees 31' 13" West passing though an I.P. and M.F.P. offset 25 feet, 879.53 feet in all to a tree and fence corner in the east line of Adcock; thence with the east line of Adcock, North 2 degrees 00' 10" West 388 feet to a tree and fence corner, Adcock's northeast corner; thence North 86 degrees 03' 52" East 550.60 feet to an I.P. and M.F.P.; thence North 88 degrees 15' 31" East 803.73 feet to a M.F.P. in the line of said Tract No. 8; thence with the east line of Tract No. 8, South 21 degrees 26' 39" West passing through an I.P. and M.F.P. in the north margin of said easement, in all 457.12 feet to the beginning, containing 10.766 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed to Michael T. Hines and wife, Deborah P. Hines by deed from Sandra Howard, unmarried, of record in Book 7329, Page 189, Register's Office for Davidson County, Tennessee.

TRACT II:
LOCATED in the 14th Civil District of Davidson County, Tennessee, being Tract No. 10 of the Dawson Property and more particularly described as follows:

BEGINNING at a point in the centerline of a 50 foot ingress and egress easement, the same being the southwest corner of an 11.911 acre tract conveyed to Everett W. Sanders, Jr., by deed of record in Book 6651, page 39, Register's Office for Davidson County, Tennessee; thence with the centerline of said easement, North 67 degrees 56' 46" West 93.60 feet, and North 79 degrees 22' 56" West 215 feet to a point at the west edge of a cul-de-sac in said easement; thence South 83 degrees 31' 13" West passing through an IP and MFP offset at 25 feet, in all 879.53 feet to an iron pin in Adcock's east line; thence with the lines of Adcock, Gossett, and John Adcock, South 53 degrees 33' 43" East 660 feet to an iron pin, John Adcock's northeast corner; thence North 0 degrees 26' 17" East 29.70 feet to an iron pin, Campbell's northwest corner; thence with Campbell's north line, South 80 degrees 25' 59" East 567.15 feet to an iron pin; thence North 21 degrees 26' 39" East 476.51 feet passing through an IP and MFP offset at 25 feet to a point in the centerline of said 50 foot ingress and

egress easement; thence with the centerline of said easement, North 67 degrees 56' 46" West 100 feet to the beginning, containing 10.064 acres, more or less, according to survey of Thomas H. Alley, Number 922, dated March 21, 1985.

BEING the same property conveyed to Michael Thomas Hines and wife, Deborah Pounders Hines by deed from Jeffrey Wrenn McLaughlin and wife, Amanda T. McLaughlin of record in Book 6881, Page 308, Register's Office for Davidson County, Tennessee.

(The conveyance of TRACT I and TRACT II are subject to all easements of record) 18

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

I, **CHRISTY HINES**, wife of **MICHAEL THOMAS HINES**, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

IN WITNESS WHEREOF, we have set our hands to this instrument on the dates set forth below.

Michael Thomas Hines 8-16-04
MICHAEL THOMAS HINES **Date**

Deborah Pounders Hines 8/16/04
DEBORAH POUNDERS HINES **Date**

Christy Hines 8-18-04
CHRISTY HINES **Date**

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 16 day of August, 2004, before me personally appeared **DEBORAH POUNDERS HINES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 16 day of August, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

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STATE OF TENNESSEE

COUNTY OF DICKSON

On this 16 day of August, 2004, before me personally appeared **MICHAEL THOMAS HINES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument and acknowledged under oath that he executed the same as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 16 day of August, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

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STATE OF TENNESSEE

COUNTY OF DICKSON

On this 18 day of August, 2004, before me personally appeared **CHRISTY HINES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 18 day of August, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

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STATE OF TENNESSEE

COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $54,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 20 day of August, 2004.

James R. Corley
NOTARY PUBLIC

My commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

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TRACT I BEING: **MAP & PARCEL -** 45-41.00 Unimproved

TRACT II BEING: **MAP & PARCEL -** 45-8.00 Known as: 945 Mayberry Lane
Improved Ashland City, Tennessee 37015

ADDRESS OF NEW OWNER:
Mark B. Sagers and wife, Courtney M. Sagers
8511 Newsom Station Road
Nashville, TN 37221

SEND TAX BILLS TO:

SAME