Davidson County DEEDWARR
Recvd: 12/22/04 14:05 2pgs
Fees:13.00 Taxes:9435.00
20041222-0152364

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. 23667-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY The actual consideration or value, whichever is greater, for this transfer is: $2,550,000.00. Al Hagaman Trustee Affiant Subscribed and sworn to before me this 15th day of December, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: Al Hagaman, Trustee 1025 16th Avenue, South, Suite 202 Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.144-06 Part of Parcel No. 009.01

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, **William C. Weaver, III, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Al Hagaman, Trustee of the Chickering Lane Trust with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("Grantee"), its 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 4406 Chickering Lane, Nashville, TN 37215

Nancy J. Weaver, the spouse of William C. Weaver, III, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said William C. Weaver, III.

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 15th day of December, 2004.

William C. Weaver III by Nancy J. Weaver
William C. Weaver, III, BY: Nancy J. Weaver, Attorney-in-Fact pursuant to power of attorney being placed of record immediately prior hereto

Nancy J Weaver
Nancy J. Weaver

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nancy J. Weaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2004.

My Commission Expires: My Commission Expires JULY 19, 2008

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy J. Weaver**, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **William C. Weaver, III** and is authorized by the said **William C. Weaver, III** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 15th day of December, 2004.

My commission expires: My Commission Expires JULY 19, 2008

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of Weaver Subdivision as of record in Instrument No. 20020305-0027242, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to William C. Weaver, III and wife, Nancy J. Weaver by Installment deed dated August 25, 1978 from Oscar Randolph Batson and wife, Bennie Shaw Batson of record in Book 5333, page 737, Register's Office for Davidson County, Tennessee. Nancy J. Weaver has since conveyed her interest in said property to William C. Weaver by Quitclaim Deed of record in Instrument No. 20040602-0064457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Easement for sanitary sewer of record in Book 5818, page 879, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20020305-0027242, Register's Office for Davidson County, Tennessee.