THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00. Affiant Subscribed and sworn to before me this 7th day of April, 2005. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/11/05 12:53 2 pgs
Fees:13.00 Taxes:5827.50
20050411-0039680

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

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.144-6 Parcel No. 40

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 unimproved property located at 4404 Chickering Lane, Nashville, TN 37215

Nancy Johnson 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 7th day of April, 2005.

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

Nancy Johnson Weaver

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 Johnson 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 7th day of April, 2005.

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

My Commission Expires:

Notary Public My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Johnson 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 7th day of April, 2005.

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

My commission expires:

Notary Public

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 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, III by quitclaim deed of record in Instrument No. 20040602-0064457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantee.
2. Easement for sanitary sewer of record in Book 5818, page 879, Register's Office for Davidson County, Tennessee.
3. Easement for temporary access of record in Instrument No. 20041222-0152365, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20020305-0027242, Register's Office for Davidson County, Tennessee.