07

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June, 2005.

Notary Public
My commission expires: 9/4/05

Davidson County DEEDWARR
Recvd: 06/14/05 13:22 2 pgs
Fees:13.00 Taxes:329.30
20050614-0067952

02-0505-43957

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald E. Semones 3961 Dodson Chapel Road Hermitage TN 37076	New Owner	086-00-0-151.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles Elrod Hagar, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald E. Semones and wife, Linda Semones and William R. Lewis and wife, Billie M. Lewis, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land and all improvements located in the 4th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the center of Dodson Chapel Road, 77 feet south of a point the center of Dodson Chapel Road and Central Pike; thence east 115 feet parallel with the Central Pike to a point; thence southerly and parallel with Dodson Chapel Road 103 feet, more or less, to a point in the corner of Wrights land; thence westwardly 115 feet to an iron pin, the center of the Dodson Chapel Road; thence northerly along the center of said Road, 103 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles E. Hagar, Jr. and wife, LaDonna S. Hagar by deed from Charles E. Hagar, Sr. and Eugene Hagar, heirs to the estate of Hattie A. Hagar, of record in Book 8060, Page 561, Register's Office for Davidson County, Tennessee, and being further conveyed to Charles Elrod Hagar, Jr. by Quitclaim Deed from LaDonna Sue Lamb, presently unmarried, and formerly LaDonna Sue Hagar, dated September 11, 1998, recorded September 23, 1998, of record in Book 11123, Page 231, said Register's Office. Rhonda Hagar joins in the execution of this instrument for the purpose of conveying any marital interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3961 Dodson Chapel Road, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 9th day of June, 2005.

Charles Elrod Hagar, Jr.

Rhonda Hagar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Elrod Hagar, Jr. and Rhonda Hagar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/21/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Comm. Exp. 09/04/2005