Davidson County DEEDWARR
Recvd: 11/22/05 14:40 3 pgs
Fees:18.00 Taxes:6105.00

20051122-0141240

Box 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me this 18 day of November, 2005.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows:
Joseph Agee
3817 Trimble Road
Nashville, TN 37215

Send Tax Bills To: L.H.
HomeComing Financial
P.O. Box 100585
Florence SC 29501

Map-Parcel Number:
130-07-0-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN THETFORD AND HUGH NELSON PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JOSEPH AGEE AND WIFE, SHANNON AGEE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the plan of Charter & King Lands, as of record in Book 37, page 99, Register's Office said County, being Lot No. 26, on the final plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Trimble Road at a point 200 feet 10 inches west of the northwest corner of the property conveyed to A. R. Greene by deed from Floyd Adkisson, Trustee, of record in Book 1306, page 442, said Register's Office, said point being the corner of Lot Nos. 26 and 27; thence with the southerly margin of said Road, westwardly 100 feet to the corner of Lot Nos. 25 and 26; thence with the line between said two lots, southwardly 362 feet 6 inches to the common corner of Lot Nos. 11, 12, 25, and 26; thence with the line between Lot Nos. 11 and 26; eastwardly 100 feet to the common corner of Lot Nos. 10, 11, 26 and 27; thence with the line between Lot Nos. 26 and 27, northwardly 365 feet to the beginning.

Being the same property conveyed to Susan Thetford and Hugh Nelson Partnership by deed from Matthew N. Diehl and wife, Karla Newburger Diehl of record as Instrument No. 20041206-0145342, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easements of record in Book 613, page 404; Book 756, page 509; Book 944, page 578 and Book 924, page 24, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 37, page 99, Register's Office for said County.

This is improved property known as 3817 Trimble Road, Nashville, TN 37215.

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 and assigns, forever; and we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18 day of November, 2005.

SUSAN THETFORD AND HUGH NELSON PARTNERSHIP, a Tennessee general partnership

By: _____
Susan Thetford, Partner

By: _____
Hugh Nelson, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN THETFORD**, 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 Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18 day of November, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HUGH NELSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18 day of November, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007