THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Brian Hagman	**NEW OWNER**	081-10-0-235.00
2308 Osage Street		
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $85,400.00.

Affiant

Subscribed and sworn to before me this 17th day of November, 2005

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/23/05 08:57 2 pg
Fees:13.00 Taxes:315.98

20051123-0141488

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrew B. Greene** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Brian Hagman, unmarried** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being part of Lots 139 & 140 Cobb's Subdivision of Lot No. 6 of Subdivision of Harding Bosley Tract, a plat of which is of record in Book 61, page 155, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly line of Osage Street, which point is 90.5 feet east of the southeast intersection of Osage Street and 24th Avenue North; thence north 75 degrees 30' east 59.5 feet to the westerly margin of an alley; thence along the westerly margin of said alley north 15 degrees 30' west 100 feet; thence south 75 degrees 30' west 58.5 feet; thence south 15 degrees east 100 feet to the beginning.

Being the same property conveyed to Andrew B. Greene and wife, Sylvia J. Greene by Deed from Lillie Mae Scruggs, unmarried dated October 9th, 1990 and filed for record in Book 8216, page 118, Register's Office for Davidson County, Tennessee. Sylvia J. Greene is now deceased.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book , page Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2308 Osage Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 17th day of November, 2005

Andrew B. Greene

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Andrew B. Greene and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 17th day of November, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY