THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dan Hagen
3112 Lakeland Drive
Nashville, TN 37214

MORTGAGEE
Countrywide Home Loans
P.O. Box 10212
Van Nuys, CA 91410-0212

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 096-11-0 PARCEL 093.00

Davidson County DEEDWARR
Recvd: 12/20/05 15:31 2 pgs
Fees:13.00 Taxes:414.40
20051220-0152665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeremy G. Proctor, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dan Hagen, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 805 on the Plan of Cloverhill, Section X, as of record in Plat Book 2331, Page 57, Register's Office, Wilson County, Tennessee.

Being the same property conveyed to Jeremy G. Proctor by Quitclaim Deed of record from Thomas E. Stewart, Trustee dated November 8, 1999 and recorded November 11, 1999 of record in Book 11739, Page 718, Register's Office, Davidson County, Tennessee.
Heather M. Proctor, spouse of Jeremy G. Proctor joins in to convey any and all rights and interests she may have, if any.
This is the same description as in previous deed of record.
This conveyance is subject to Notes on the Plat of record in Plat Book 2331, page 57, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **3112 Lakeland Drive Nashville, TN 37214.**

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 our hands this 15th day of December, 2005.

Jeremy G. Proctor

Heather M. Proctor

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeremy G. Proctor and wife, Heather M. Proctor, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-14-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $112,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-14-07