[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Melanie Campanis	New Owner	Map 180
1042 Redmond Court		Parcel 60 & 67
Nashville, TN 37211		26b 12418

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Margarite Ellis Hagewood, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Melanie Campanis, a married person** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land lying in the 6th Civil District of Davidson County, Tennessee, being a part of the Frank Hagewood, Jr. And John F. Hagewood property and described according to a survey by Southern Land Surveying Company, dated October 12, 1968.

Beginning at a point on the south margin of a proposed 50.0 foot right-of-way dedication, said dedication being 1424 feet, more or less, south of and parallel to Holt Road, said point being 1046.0 feet east of the east property line of Mrs. Dorris Gillespie as of record in Book 1077, page 244, Register's Office for Davidson County, Tennessee; thence South 88 degrees 55' 33" East 482.6 feet to a point, the northeast corner of the herein described tract; thence South 1 degree 44' 26" West 716.26 feet to a point; thence North 87 degrees 58' 38" West 482.64 feet to a point; thence North 1 degree 04' 27" East 710.04 feet to the point of beginning, containing 7.9 acres, more or less.

Being the same property conveyed to Frank Hagewood, Jr. and wife, Margarite Ellis Hagewood by Warranty Deed from Frank Hagewood, Jr. and John F. Hagewood of record in Book 4557, page 521, Register's Office for Davidson County, Tennssee. Frank Hagewood, Jr. has since died and upon his death, title was vested in Margarite Ellis Hagewood as the sole surviving tenant by the entirety.

And as described on Exhibit A attached hereto.
This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Right of Way Easement of record in Book 4877, page 868, said Register's Office.
3. Sanitary Sewer/Storm Drainage Easement of record in book 10710, page 146, said Register's Office.

and Holt Rd.
This is improved property commonly known as 1042 Redmond Court, Nashville, TN 37211.

Davidson County DEEDWARR
Recvd: 12/27/05 14:01 3 pgs
Fees:18.00 Taxes:999.00

20051227-0154081

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $270,000.00.

Melanie Campanis

Subscribed and sworn to before me this 27th day of December, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of December, 2005.

Margarite Ellis Hagewood

Margarite Ellis Hagewood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, Margarite Ellis Hagewood personally appeared with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of December, 2005.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: September 19, 2009**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND

IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract or parcel of land located in the 16th Civil District of Williamson County, Tennessee, being more particularly described as follows:

Beginning at the northeast corner of Lot No. 16 as shown on the recorded plat of Walnut Ridge Subdivision, Section One, as of record in Plat Book 7, page 91, revised in Plat Book 7, page 123, Register's Office for Williamson County, Tennessee; thence with the south line of Frank Hagewood property S 88°58'22" E 623.94 feet to an iron pin; thence continuing with Hagewood east line N 0°46'10" E 20 feet to point of beginning of the within described tract; thence continue with Hagewood's east line N 0°46'10" E 578.98 feet to iron pin (passing from Williamson County to Davidson County approximately 200 feet) being the common corner to Hagewood and Southern Woods Limited Partnership; thence with line common to Sue Vaughn, S 89°31'16" E 203.13 feet to an iron pin; thence with Hamer west line S 1°37'06" W 589.34 feet to a point; thence leaving Hamer and running with new line N 87°29'57" W 194.44 feet to the point of beginning and containing 2.6 acres, more or less.

Being the same property conveyed to Frank Hagewood, Jr. and wife, Margarite V. Hagewood, of record in Book 422, Page 347, Register's Office for Williamson County, Tennessee, the said Frank Hagewood,Jr., having since died.