Davidson County DEEDWARR
Recvd: 01/10/06 08:04 3 pgs
Fees:18.00 Taxes:277.50

20060110-0003283

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of January, 2006, by and between KEVIN A. HAGEWOOD, MARRIED, hereinafter called Grantor, and BRANDON A. GAINES, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KEVIN A. HAGEWOOD, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto BRANDON A. GAINES, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 229 HARRIS ST., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

ANDREA HAGEWOOD, wife of KEVIN A. HAGEWOOD, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

KEVIN A. HAGEWOOD, MARRIED

KEVIN A. HAGEWOOD
Signature of Seller

ANDREA HAGEWOOD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN A. HAGEWOOD, joined by his wife, ANDREA HAGEWOOD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of January, 2006.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

BRANDON A. GAINES, UNMARRIED
229 HARRIS ST.
MADISON, TN 37115

Property Address:

229 HARRIS ST., MADISON, TN 37115
Person Responsible for Taxes:

AmSouth Bank
2050 Office Parkway Circle, ~~Ste~~ 2nd Bldg
Birmingham, AL 35244

Map & Parcel #: MAP 52-1, PARCEL 2

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **75000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of **January, 2006.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7746

EXHIBIT 'A'

Being land in Davidson County, Tennessee, and being Lot No. 6, of Block "C" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to KEVIN A. HAGEWOOD, by Warranty Deed from Ray M. Hagewood and iwfe, Susan S. Hagewood, of record in Instrument Number 20031003-0146361, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 52-1, PARCEL 2).
2. All matters as set forth on the Plan of Crittenden Estates, of record in Book 974, page 69, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.