The preparer of this document makes no warranty or representations as to the title of the Grantor accuracy of the description or the existence or non-existence of any liens encumbrances easements or other encroachments or compliance with any planning zoning or subdivision regulations that affect the property conveyed herein.	This instrument prepared by: The Legal Department of SEPSA 2400 Veterans Boulevard Suite 330 Kenner LA 70062 (504) 461-9770

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 03/17/06 11:53 2 pgs
Fees:12.00 Taxes:0.00

20060317-0031060

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES E. HAGAR JR. and LOIS L. HAGAR, husband and wife, of the County of Davidson, and State of Tennessee, for and in consideration of the sum of Ten Dollars ($10.00), do hereby grant, convey, and warrant unto JAMES E. HAGAR JR. and LOIS L. HAGAR, TRUSTEES OF THE HAGAR JR. FAMILY REVOCABLE LIVING TRUST dated February 27, 06, all of our right, title and interest in and to the following described real property, located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being No. 1135 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, Register's Office for Davidson County, Tennessee.
>
> Said lot No. 1135 fronts 75 feet on the northwesterly side of Annex Avenue and runs back between lines 127.15 feet on the southwesterly side and 151.2 feet on the northeasterly side to a line in the rear, measuring 88.2 feet thereon.
>
> This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Being the same property conveyed to grantors by deed and record in Book 3529, Page 95 in the Office of the Register of Deeds for Davidson County, Tennessee.

IN TESTIMONY WEREOF, We have hereunto set our hands and seal this 27 day of February, 20 06.

GRANTORS:

James E. Hagar Jr
JAMES E. HAGAR JR.

Lois L. Hagar
LOIS L. HAGAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, Personally came and appeared before me, the undersigned authority, in and for the aforesaid jurisdiction, the within, JAMES E. HAGAR JR. and LOIS L. HAGAR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 27 day of February 2006.

MICHELLE C. WOOTEN MY COMM. EXPIRES TENNESSEE NOTARY PUBLIC 07-25-2009 DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 07/25/2009

(FOR RECORDING DATA ONLY)

PROPERTY ADDRESS: 433 Annex Ave Nashville TN 37209

MAIL TAX BILL TO: JAMES E. HAGAR JR. , TRUSTEE
LOIS L. HAGAR, TRUSTEE
433 Annex Avenue, Nashville, TN 37209

TAX PARCEL I.D. NO:

We hereby swear of affirm that this transfer is exempt from the Real Estate Transfer Tax pursuant to the provisions of TCA §. 67-4-409(3)(F).

James E. Hagar JR.
JAMES E. HAGAR JR.

Lois L. Hagar
LOIS L. HAGAR

Subscribed and sworn to before me this 27 day of February, 2006.

NOTARY PUBLIC
My Commission Expires: 07/25/09

MICHELLE C. WOOTEN MY COMM. EXPIRES TENNESSEE NOTARY PUBLIC 07-25-2009 DAVIDSON COUNTY

This instrument prepared by:
Legal Department of
S.E.P.S.A, INC.
2400 Veterans Boulevard Suite 330
Kenner, Louisiana 70062