Davidson County DEEDWARR
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Fees:13.00 Taxes:436.60
20060331-0036608

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2006

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Paul Stagner | Regions Bank d/b/a Regions Mortgage | Map 135 |
| 2226 Skinner Road | 215 Forrest Street | Group 5 |
| Arrington, TN 37014 | Hattiesburg, MS 39401 | Parcel 83 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Paul Stagner and wife, Yara Stagner**

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 2 and 3 of Town Park Estates, as of record in Plat Book 5800, Page 212, Register's Office for said County.

Said Lot No. 3 fronts 75.32 feet on the east side of Ladybird Drive and runs back 210.72 feet on the north line and 227.76 feet on the south line to a rear line measuring 59.09 feet thereon.

Being part of the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, dated September 21, 2004, by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument 20041012-0122798, Register's Office for said County. See also Quitclaim Deed of record in Book 6239, Page 880 and deed of record in Book 6067, Page 487, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3400, Page 120, and Book 3436, Page 43, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 212, said Register's Office; (3) Easement to American Telephone and Telegraph of record in Book 1224, Page 221, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( ) property, known as 358 Ladybird Dr., Nashville, TN 37217

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 my hand this 30th day of March, 2006.

Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust, Dated September 21, 2004

By: Ronald Alton Hasty, Trustee

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald Alton Hasty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee respectively of The Ronald Alton Hasty Revocable Living Trust dated September 21, 2004, the within named bargainer, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing Ronald Alton Hasty as such Trustee.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 30th day of March, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.