Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $147,440.00

June Ballard
Affiant

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this 31st day of March, 2006.

Pamela Autry
Notary Public
My commission expires: 12/14/09

02-0603-44683

Address of New Owner:	Send Tax Bills to:	Tax Information
Jack L. Rivers 416 Lynn Drive Nashville TN 37211	BANK OF AMERICA 9000 SOUTHSIDE BLVD. BLDG. 700, FILE RECEIPT DEPT. JACKSONVILLE, FL 32256	132-16-0-110

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rosemarie Wilmore Hagaman, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jack L. Rivers and wife, Nancy M. Rivers, hereinafter called the Grantees, their successors 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. 835 on the Plan of Caldwell Hall, Section Thirteen, of record in Book 3300, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Hagaman and Marie M. Wilmore, Joint Tenants with Right of Survivorship, by deed from Daniel E. Schafer and wife, Melissa K. Rose, dated 5-11-01, of record in Instrument No. 20010515-0050122, Register's Office for Davidson County, Tennessee. Marie M. Wilmore is now known as and is one and the same person as Rosemarie Wilmore Hagaman, having married Charles E. Hagaman. Charles E. Hagaman died on 5/23/05 leaving Marie Wilmore Hagaman as surviving tenant.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 416 Lynn Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/07/06 14:57 2 pgs
Fees:13.00 Taxes:545.53
20060407-0040721

WITNESS my hand this 31st day of March, 2006.

Rosemarie Wilmore Hagaman

Rosemarie Wilmore Hagaman
BY: Wanda F. Batson, Attorney-in-fact
by Wanda F. Batson, AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Wanda F. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Rosemarie Wilmore Hagaman, and that she is authorized by Rosemarie Wilmore Hagaman, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 31st day of March, 2006.

State of Tennessee at Large

My Commission expires 9/8/09