This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/12/06 09:52 2 pgs
Fees:13.00 Taxes:370.00

20060412-0042005

WARRANTY DEED

Address new owner as:
Stephanie Cole & Timothy Bagwell
6146 Lickton Pike
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-Parcel
Map 34-5
Par 10

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maggie P. Wright, have this day bargained and sold, and do hereby transfer and convey to the said Stephanie Cole and Timothy Bagwell, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Gatewood, Section 1, as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the west side of Gates Road and runs back 188.3 feet on the north line and 190 feet on the south line, to a dead line in the rear on which it measures 73.2 feet. X20060412-0042004

BEING the same property conveyed to Dennis Wright and wife, Maggie P. Wright, by deed from James William Ralph Collier and wife, Dorothy Ruth Collier, dated September 12, 1964, and filed in Book 3811, page 406, said Register's Office. and by deed in instrument # X . R.O.D.C.

This is the same description as used in the previous deed of record.

This is improved property known as 303 Gates Road, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Stephanie Cole and Timothy Bagwell, their heirs and assigns, forever.

And I, Maggie P. Wright, do covenant with the said Stephanie Cole and Timothy Bagwell, that I am lawfully seized and possessed of said land in fee simple; that I have a good

right to convey it, and that the same is unencumbered, except for real property taxes for the year of 2006.

And I, Maggie P. Wright, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Stephanie Cole and Timothy Bagwell, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 14 day of February 2006.

MAGGIE P. WRIGHT

Maggie P. Wright by Cynthia Wright Fagan
By: Cynthia Wright Fagan, Attorney in fact Attorney in fact

STATE OF MARYLAND)
)
COUNTY OF Howard)

On this 14 day of February, 2006, before me personally appeared Cynthia Wright Fagan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maggie P. Wright and who acknowledged that she executed the same as the free act and deed of said Maggie P. Wright.

Joan D. Carlack
NOTARY PUBLIC

CARROLL COUNTY NOTARY PUBLIC HOWARD COUNTY

The above referenced Power of Attorney naming Cynthia Wright Fagan as the attorney in fact for Maggie P. Wright has been recorded in ~~Book ____, page ____~~, Register's Office for Davidson County, Tennessee.

Instrument # 20030423-0053860

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $100,000.00.

Lisa Brandsberg
AFFIANT

Subscribed and sworn to before me, this 3rd day of ~~February~~ March 2006.

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 29, 2006