Davidson County DEEDWARR
Recvd: 04/27/06 13:50 2 pgs
Fees:13.00 Taxes:786.25

20060427-0048410

WARRANTY DEED

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$212,500.00.**

Affiant

Subscribed and sworn to before me this the 24th day of April, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David E. Pickett **Deana L. Pickett**	**SAME**	**09800008300**
3209 Earheart Road		
Hermitage, Tn 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bobby Neal Hager Executor for the Estate of James Henderson Hager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David E. Pickett and wife, Deana L. Pickett
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 lying and being in the 4th Civil District of Davidson County, Tennessee, and being Tracts No. 5 and 6 on an unrecorded survey made by John M. Sullivan, County Surveyor, September 10, 1966, and being a survey of the north part of estate of Mrs Myrtle H. Carter, deceased, and described as follows to wit:
Beginning at a point in the easterly margin of Earheart Road, said point being 922.1 feet more of less from the north margin of John Hager Road as measured along the easterly margin of Earheart Road, said point also being the southwest corner of Tract 6 and the northwest corner of Tract 7; thence along the easterly margin of Earheart Road 362.5 feet to a point, said point being the northwest corner of Tract No 5 and the southwest corner of Tract No. 4 as shown on said survey; thence with the line between Tracts 4 and 5 South 85 deg. 58' east 1425.7 feet to a point; thence south 4 deg. 27' west 362.5 feet to a point, said point being the southeast corner of Tract 6 and the northeast corner of Tract No. 7; thence with the line between Tracts No. 6 and 7 north 85deg. 58' west 1425.0 feet to the point of beginning. This being the same description as shown in previous deed in Book 4081, page 132. Subject to any conditions a current survey would reveal.

Being the same property conveyed to James Henderson Hagar and wife Opal Wolfe Hager by deed from Dewey W. Pedigo, Trustee dated 11/26/66 and recorded 11/29/66 in Book 4081, page 133, Register of for Davidson County, Tennessee. Opal Wolfe Hager is deceased and James Henderson Hager died 5/25/05 **on** _____, **a resident of** Davidson **County.**

James Henderson Hager died Testate and his last Last Will and Testament named Bobby Neal Hager as Alternate Executor was admitted to probate by the 7th Circuit Court for Davidson County Tennessee @ Docket 05P-1348.

This is improved (____) Unimproved (____) property, known as **3209 Earheart Road, Hermitage, Tn 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **24th** day of **April, 2006.**

Bobby neal Hagar

Bobby Neal Hager
Executor for the Estate of James Henderson Hager

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Bobby Neal Hager as Executor for the James Henderson Hager Estate for Estate of James Henderson Hager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Bobby Neal Hager is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this the 24th day of Apr. 1, 2006.

Danny L. Smith
Notary Public

My Commision Expires:
5/20/06

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY