WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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:
Michael T. Hagar	Wilmington Finance, Inc.	Map 084
3120 Knobview Drive	One Mallard Pointe, 11020 David Taylor Dr.	Group 12-0
Nashville, TN 37214	Suite 405, Charlotte, NC 28262	Parcel 055.00

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

Harold G. Griffin a/k/a Harold G. Giffin and wife, Opal O. Griffin a/k/a Opal O. Giffin

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

Michael T. Hagar and wife, Leigh Anne Hagar

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:

BEING Lot No. 86, on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, Page 6, and corrected in Book 2334, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Harold G. Giffin and wife, Opal O. Giffin by deed from Elwood J. Budde, II, an unmarried man, of record in Instrument 20021106-0136529, said Register's Office, dated November 1, 2002.

This conveyance is subject to: (1) 2006 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Book 2334, page 169, 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 (X) property, known as 3120 Knobview Drive, Nashville, TN 37214

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 our hands this 14th day of July, 2006.

Harold G. Griffin

Opal O. Griffin

Davidson County DEEDWARR
Recvd: 07/18/06 13:24 2 pgs
Fees:13.00 Taxes:1054.50

20060718-0086555

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold G. Griffin a/k/a Harold G. Giffin and wife, Opal O. Griffin a/k/a Opal O. Giffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2006.

Notary Public

My Commission Expires: ~~05/31/07~~
1/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45