This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Williamson Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Roderick Agee
2316 Cloudgrove Point
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 10/05/06 13:50 3 pgs
Fees:18.00 Taxes:481.00
20061005-0124007

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

MAP & PARCEL

Tract 1: 72-14-41.00

MAP & PARCEL

Tract 2: 91-4-39.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jackie Hatcher, married and Benny Lee Santiago, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Roderick Agee, married**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for complete legal description

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1126 Cahal Avenue Nashville, TN 37206 & 1041 40th Ave N., Nashville, Tennessee ~~37206~~** 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

*Carolyn Hatcher, spouse of Jackie Hatcher and Dorothy Santiago, spouse of Lee Santiago, both hereby join in this conveyance transferring all their right, title, and interest in said property, amrital or otherwise.

WITNESS our hands this the **29th** day of **September, 2006.**

Jackie Hatcher

Carolyn Hatcher

Benny Lee Santiago

Dorothy Santiago

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jackie Hatcher, Carolyn Hatcher, Benny Lee Santiago, and Dorothy Santiago**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of September, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

Exhibit "A"

Tract 1: 1126 Cahal Avenue

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of N. J. Gibson Subdivision of Lot #2 of the Cahal Lands, of record in Plat Book 161, page 165, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jackie Hatcher and Lee Santiago, as tenants in common by deed dated August 26, 1996 from Nashville Area Habitat for Humanity, Inc., of record in Book 10166, page 402, said Register's Office.

Tract 2: 1041 40th Avenue N.

Land in Davidson County, Tennessee, being Lots Nos. 62 and 63on the Plan of L.H. Davis' Subdivision of lot No. 41 of Clifton Plan, of record in Book 57, page 100, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 62 and 63 adjoin and front together 100 feet on the westerly side of 40th Avenue North, formerly Clifton Avenue, and runs back 125.5 feet on the southerly line of Lot No. 62 and 45 feet on the northerly line of Lot 63 along the southerly margin of Spring Street to the easterly margin of 43rd Avenue North, measuring 132 feet thereon.

Being the same property conveyed to Benny Lee Santiago and Jackie Hatcher by deed dated May 18, 1987 from Ernest Ezell, Jr., of record in Book 7248, page 199, said Register's Office.

*Lee Santiago and Benny Lee Santiago are on in the same person