(2)

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $303,333.00.

Donald T Hagan
Affiant

Subscribed and sworn to me on January 24th, 2007.

David B Herbert
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 24, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/31/07 13:07 3 pgs
Fees:18.00 Taxes:1122.33

20070131-0012884

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22185SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pamela Hagan Donald T. Hagan 4624 Fanning Dr. Antioch, TN 37013 DW	Same DW	106-166

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William L. Hagan, Jr., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Pamela Hagan and Donald T. Hagan, hereinafter called **"GRANTEES,"** their heirs and assigns, all his One-Third (1/3) undivided interest in an to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the Sixteenth Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated March 7, 1988 and revised October 20, 1993 and known as Job No: 880030 as follows:
>
> Beginning at an iron pin set on the northeast margin of Murfreesboro Pike, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Samuel K. Freshman property of record in Book 5799, Page 262, R. O. D. C., TN.; thence with Freshman's line and a fence North 14 degrees 38 minutes 00 seconds East 216.96 feet to an iron pin; thence South 78 degrees 01 minutes 00 seconds East 152.47 feet to an iron pin; thence North 10 degrees 42 minutes 00 seconds East 130.34 feet to a point; thence leaving the line of said Samuel K. Freshman and severing the W. L. Hagan property South 65 degrees 07 minutes 00 seconds East 144.90 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 20.07 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 440.00 feet to an iron pin set on the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road South 16 degrees 01 minutes 00 seconds West 125.50 feet to an iron pin; thence with s curve to the right having a radius of 1,115.92 feet and a long chord of 172.52 feet, said chord having a bearing of South 20 degrees 27 minutes 00 seconds West a distance along the curve of 172.69 feet to an iron pin; thence South 24 degrees 53 minutes 00 seconds West 79.01 feet to an iron pin; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.36 feet, said chord having a bearing of South 69 degrees 53 minutes 00 seconds West a distance along the curve of 39.27 feet to an iron pin on the northeasterly margin of Murfreesboro Pike; thence

with the northeasterly margin of Murfreesboro Pike the following two calls: North 65 degrees 07 minutes 00 seconds West 378.50 feet to an iron pin; thence with a curve to the right having a radius of 1879.90 feet and a long chord of 313.32 feet, said chord having a bearing of North 60 degrees 20 minutes 11 seconds West a distance along the curve of 313.68 feet to the point of beginning, containing 6.22 acres more or less.

Being part of the same property conveyed to Horace T. (H.T.) Hagan by deeds of record in Book 256, page 346 and Book 417, page 419, Register's Office for Davidson County, Tennessee, the said Horace T. (H.T.) Hagan having since died intestate and being survived by W.L. Hagan as his only heir at law and presently vested in Third National Bank in Nashville as Executor of the Estate of W. L. Hagan, Deceased, pursuant to the Letters Testamentary of record in the Department of the Probate for Davidson County, Tennessee, in Minute Book 316, page 864, and by Will of record in Will Book 160, page 172, Probate Clerk's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Easement for Sanitary Sewers and/or Storm Drainage granted to The Metropolitan Government of Nashville and Davidson County, of record in Book 3618, page 484; Book 3913, page 100 and Book 4816, page 304, Register's Office for Davidson County, Tennessee; and
3. Terms and Conditions of the Lease Agreement by and Between W.L. Hogan and National Advertising Company, of record in Book 7584, page 912 and the Lamar Corporation of record in Book 6920, page 853, Register's Office for Davidson County, Tennessee; and
4. Deed of Conveyance for sewer lines and water mains as set forth in the instruments of record in Book 4133, page 631; Book 4156, page 366 and Book 4842, page 185, Register's Office for Davidson County, Tennessee; and
5. Rights to maintain and operate transmission lines granted to Southern Bell Telephone and Telegraph Company as set out in the instrument of record in Book 1066, page 395, Register's Office for Davidson County, Tennessee; and
6. Rights or claims of parties in possession under any unrecorded lease agreements; and
7. Easement for the floor of the waters of any creeks or streams running through the subject property and lights of the public therein; and
8. Rights of upper and lower riparian owners to the floor of the waters of any creeks or streams, face from diminutions of pollution.

This is not the primary residence of the Grantor herein.

This property is also known as improved property located at 870 Murfreesboro Pike, Nashville, TN 37217.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 on January 29th, 2007.

William L. Hagan, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 29th, 2007, before me personally appeared William L. Hagan, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 29th, 2007.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: _____