Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1300

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/08 13:50 2 pgs
Fees:13.00 Taxes:938.69

20081120-0114364

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ben H. Bagley, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline E. Weigel and Benjamin W. Weigel, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 952, on the Plan of Section IX, Brentwood Hall Subdivision, as shown on plat of record in Plat Book 2331, page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 952 fronts 97 feet on the westerly side of Smartt Drive and runs back 208 feet on the northerly line and 213.9 feet on the southerly line to a dead line in the rear, on which it measures 96.3 feet.

Being the same property conveyed to Ben H. Bagley by deed from Kurt R. Poole and wife, Jennifer Elizabeth Poole dated 9/17/04 of record in Instrument No. 20040928-0116680, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5213 Smartt Drive, Nashville TN, 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of November, 2008.

Ben H. Bagley

State of Tennessee)
County of Davidson)

On this 13th day of November, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ben H. Bagley and , the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 253,700.00.**

Affiant

Sworn and subscribed before me on this the 13th day of November, 2008.

Notary Public

My Commission Expires: 7-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:
Caroline E. Weigel
5213 Smartt Drive
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage
501 Corporate Centre Drive #400
Franklin, TN 37067

TAX MAP-PARCEL #:
146-16-0-156.00