THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***432,500.00.

Affiant

Subscribed and sworn to before me this 23 day of November, 2009.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20090081484 DEEDWARR
Recvd: 12/02/09 14:28 2 pgs
Fees:13.00 Taxes:1600.25
20091202-0110381

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Damien Michael Hagedorn 4902 Elkins Avenue Nashville, Tennessee 37209	Franklin American Mortgage Company 510 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 091-15-0 PARCEL 272.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Two Thousand Five Hundred and 00/100 Dollars ($***432,500.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Bret D. Haines and wife, Leslie G. Haines, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Damien Michael Hagedorn and Meghan A. Hagedorn, husband and wife, (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 a part of a parcel of land in Charlotte Park Company's Subdivision of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Elkins, formerly 2nd Avenue, 50.0 feet west of the westerly margin of 49th Avenue, North; thence westerly with the northerly margin of Elkins Avenue, 50.0 feet to a point; thence northerly and parallel with 49th Avenue, North, 150.0 feet to the south side of an alley; thence easterly with the margin of said alley, 50.0 feet to a point; thence southerly 150.0 feet to the point of beginning.

BEING the same property conveyed to Bret D. Haines and wife, Leslie G. Haines, by Warranty Deed dated September 25, 2001, from Shawn P. Monley and Vicki L. Monley, both unmarried, of record as Instrument No. 20010926-0104209 as re-recorded as Instrument No. 20011114-0124920 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4902 Elkins Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES 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, except as follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been paid at closing and prorated between the parties herein at closing.

2. Matters, if any, shown on the Plan of Charlotte Park Company's Subdivision of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23 day of November, 2009.

Bret D. Haines

Leslie G. Haines

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 Bret D. Haines and Leslie G. Haines, the bargainors, 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 23 day of November, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212