THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Parcel Id. No.
Steve Hagar 6100 Trousdale Ferry Pike Lebanon, Tennessee 37087	SAME	098 00 0 099.00

Quitclaim Deed

This conveyance is made by **Anna Marie Hagar, Grantor, to Steve Hagar, Trustee under the Revocable Trust Agreement of Anna M. Hagar, dated, December 14, 2011**, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Tract No. 1:
Beginning at a point in the west boundary line of the tract of land conveyed by Tim Dodson and wife, May Dodson, to J.E. Hagar, by deed recorded in Book 174, Page 6, R.O.D.C., Tennessee, said point being the north west corner of the tract conveyed to T.E. Hagar and others, to E.G. Hagar by deed dated August 18, 1927, and recorded in Book_____ Page_____, R.O.D.C., Tennessee. Thence easterly with the north boundary of E.G. Hagar tract 114 feet to a point; thence north 3 degrees east 780 feet more or less to the County Road; thence in a southwesterly direction with the said County Road to a point heretofore marked by a stake with cedar pointers in the county road and in the west boundary line of the said tract of land conveyed by Tim Dodson and wife to J.E. Hagar; thence south 3 degrees west 558 feet more or less with the west boundary line of the said Dodson-Hagar tract to the beginning.

Being a strip of land running back between parallel lines and 38 yards wide, which is the westerly part of the same property and containing by estimation two acres more of less.

Tract No. 2:
Being tract No. 1 on a survey dated June 12, 1968 by Donald W. Fortner, Civil Engineer, and more particularly described as follows:

Beginning at a nail in the center of John Hager Road, generally the northwest corner of the Thomas E. Hagar lands; thence south 2° 03' west 783.93 feet to a monument; thence south 86° 38' east 830.50 feet to a monument; thence north 3° 24' east 640 feet to a monument; thence north 86° 36' west 299.0 feet to a monument; thence north 0° 14' east 505.52 feet to a nail or monument in the center of John Hagar Road; thence generally with the center of said road south 88° 05' west 77.32 feet to a nail, thence south 74° 58' west 147.28 feet to a nail, thence south 59° 23' west 241.96 feet to a nail, thence south 37° 05' west 141.,20 feet to a nail, the point of beginning, containing 17.17 acres more or less.

Being the same property conveyed to Anna Marie Hagar, by deed from Robert Curtis Hagar, of record in Instrument # 20040520-0059550, Register's Office for Davidson County, Tennessee.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

BILL GARRETT, Davidson County
Trans:T20110082004 DEEDQC
Recvd: 12/28/11 10:20 2 pgs
Fees:12.00 Taxes:0.00
20111228-0101295

IN WITNESS WHEREOF, Grantor has hereunto set her hand on December 14, 2011.

Anna M. Hagar By Steve D. Hagar P.O.A.
Anna Marie Hagar by Steve Hagar as Attorney in Fact,
Grantor

State of Tennessee
County of Sumner

On December 14, 2011, personally appeared before me Steve Hagar, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Anna Marie Hagar, and who acknowledged that he executed the same as attorney-in-fact for Anna Marie Hagar.

Debra Y. King
Notary Public
My commission expires: July 30, 2014

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on December 14, 2011.

Steve D. Hagar
Steve Hagar, Trustee, Affiant

Debra Y. King
Notary Public
My commission expires: July 30, 2014

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY