THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30697-06-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me this 8th day of August, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Alvin G. Hagaman, Jr. 5412 Stanford Drive Nashville, TN 37215	New owner	Map and Parcel No.: 145 010 01600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis F. Wood, Jr. and wife, Cynthia B. Wood**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alvin G. Hagaman, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5412 Stanford Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of August, 2012.

Lewis F. Wood, Jr.

Cynthia B. Wood

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lewis F. Wood, Jr. and Cynthia B. Wood**, 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, at office, this 8th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120061040 DEEDWARR
Recvd: 08/16/12 08:34 3 pgs
Fees:18.00 Taxes:7770.00
20120816-0073243

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stanford Heights, of record in Book 5200, Page 453, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 begins at an iron pin at the common Northerly corner of Lots Nos. 1 and 2, said point being South 84 degrees 49' 18" East 300.00 feet from a concrete monument in the Southerly margin of Stanford Drive; thence along the Southerly line of the Robert G. Anderson property, of record in Book 5793, Page 562, and the Clay Hickerson property, of record in Book 5155, Page 292, South 84 degrees 49' 18" East 360.00 feet to a concrete monument; thence South 04 degrees 14' 31" West 215.36 feet to a concrete monument; thence North 88 degrees 51' 18" West 417.00 feet to the common Southerly corner of Lots Nos. 1 and 2; thence with the line between said lots North 17 degrees 16' 40" East 250.22 feet to the point of beginning.

Being the same property conveyed to Lewis F. Wood and wife, Cynthia Wood, by deed dated October 27, 1982, from Stanford Heights Property, I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation, of record in Book 5955, Page 698, Register's Office for Davidson County, Tennessee. Being further conveyed to Lewis F. Wood, Jr. and Cynthia B. Wood, as tenants in common without rights of survivorship, by quitclaim deed dated June 30, 2009, from Lewis F. Wood, Jr. and wife, Cynthia B. Wood, of record in Instrument No. 20090701-0061516, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stanford Heights, of record in Book 5200, Page 453, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 begins at an iron pin in the Southerly margin of Stanford Drive, said point being the common Northerly corner of Lots Nos. 2 and 3; thence with the margin of the same along a curve to the left having a radius of 205.57 feet, Easterly 100.00 feet to a concrete monument; thence leaving said Drive, South 84 degrees 49' 18" East 300.00 feet to an iron pin at the common Northerly corner of Lots Nos. 1 and 2; thence with the line between said lots, South 17 degrees 16' 40" West 250.22 feet to an iron pin; thence North 88 degrees 51' 18" West 320.00 feet to an iron pin at the common Southerly corner of Lots Nos. 2 and 3; thence with the line between said lots North 08 degrees 26' 17" East 181.13 feet to an iron pin; thence North 21 degrees 00' 00" West 84.00 feet to the point of beginning.

Being the same property conveyed to Lewis F. Wood and wife, Cynthia Wood, by deed dated October 27, 1982, from Stanford Heights Property, I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation, of record in Book 5955, Page 698, Register's Office for Davidson County, Tennessee.

Tract III:

Being a tract of land and a permanent easement in the 7th Civil District of Davidson County, Tennessee, being the "Reserved" tract as shown on the plan of Division of Lot 1 of a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company dated May 30, 1986, recorded in Book 6250, Page 946, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin which is the Southeasterly corner of Lot 1 on said plat, thence, North 9 degrees 49 minutes 36 seconds East a distance of 299.5 feet to an iron pin, said iron pin being the Northeasterly corner of Lot 1; thence, South 88 degrees 3 minutes East a distance of 323 feet to an iron pin; thence, South 1 degree 46 minutes West a distance of 307.83 feet to an iron pin; thence, North 86 degrees 18 minutes West a distance of 365.2 feet to the point of beginning, and containing 2.39 acres, more or less.

Being the same property conveyed to Lewis F. Wood, Jr. and wife, Cynthia B. Wood, by deed dated July 18, 1986, from Warren T. York and Martha Lynne York, as of record in Book 6922, Page 106, Register's Office for Davidson County, Tennessee.

Tracts II and III were further conveyed to Lewis F. Wood, Jr. and Cynthia B. Wood, as tenants in common without rights of survivorship, by deed dated June 30, 2009, from Lewis F. Wood, Jr. and wife, Cynthia B. Wood, of record in Instrument No. 20090701-0061505, Register's Office for

Davidson County, Tennessee.

Lewis F. Wood and Lewis F. Wood, Jr. are one and the same person. Cynthia Wood and Cynthia B. Wood are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 5955, page 695, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 453, Register's Office for Davidson County, Tennessee. (Tracts I and II)
4. All matters appearing on the Plan of record as Book 6250, page 946, Register's Office for Davidson County, Tennessee. (Tract III)