NEW OWNER:

GARY SAGASER
1321 DOUGLAS BEND ROAD
GALLATIN, TN 37066

SEND TAX BILLS TO:
NEW OWNER

Map 071 Group 14-0
Parcel 096.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0026

BILL GARRETT, Davidson County
Trans:T20130005563 DEEDWARR
Recvd: 01/22/13 08:34 2 pgs
Fees:13.00 Taxes:74.00

20130122-0006571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty Thousand and 00/100 Dollars ($20,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEFFREY D. WILKERSON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GARY SAGASER,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being a lot or tract in the 12th, formerly the 17th, Civil District of said County, being part of the old toll gate lot, and the south end of Lot No. 28 on the plan of Weakley and Dobbs' Subdivision of Lot No. 17 in Brooklyn, as of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Whites Creek Pike 300 feet easterly from the easterly margin of Weakley avenue, being the V.G. Weakley's southeast corner, thence northerly with his east line 150 feet to the southerly margin of a proposed alley; thence with said margin easterly 50 feet to the east line of Lot. No, 28, thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the east line of said Lot No. 28; thence southerly parallel with the first line 150 feet to the northerly margin of said pike; thence with said margin westerly 50 feet to the beginning.

Being the same property conveyed to Jeffrey D. Wilkerson by Warranty Deed from First Citizens National Bank, dated October 13, 2010 and of record in Instrument No. 20101025-0085046, Register's Office for Davidson County, Tennessee. Corrected in Instrument No. 20101104-0088387.

This is IMPROVED property known as 1325 Baptist World Center Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of January, 2013.

JEFFREY D. WILKERSON

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEFFREY D. WILKERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 15th day of January, 2013.

NOTARY PUBLIC

My commission expires: May 23, 2013

NOTARY PUBLIC STATE OF MISSISSIPPI YVONNE C. MERCHANT ID # 7323 Commission Expires May 23, 2013 HARRISON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Sworn to and subscribed to before me this 16th day of January, 2013.

NOTARY PUBLIC

My commission expires: 4.9.16

PHYLLIS D. SWENSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY