THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17384**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 18th day of JULY, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner: Ms. Tracy Hogan 5844 Cloverland Drive Brentwood, Tennessee 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 171-00 PAR 93.00 FB 06DU 55620

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, RODNEY M. PHELPS, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TRACY HOGAN, UNMARRIED ("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 5844 Cloverland Drive, Brentwood, Tennessee 37027.

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 this 10th day of JULY, 2000.

RODNEY M. PHELPS

Instr:200007200071779 Page: 1 OF 2
REC'D FOR REC 07/20/2000 1:11:11PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $666.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RODNEY M. PHELPS, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of JULY, 2000.

Notary Public

My Commission Expires: _____

My Commission Expires: JULY 25, 2003

EXHIBIT "A"

Land in 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, as follows: Beginning on the northerly margin of Hardscuffle Road at the southeast corner of Jesse M. Williams property; thence with said Williams' eastern boundary line, North 2 deg. East 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, page 373, Register's Office for Davidson County, Tennessee, as follows:
South 47 deg. 30 min. east 200 feet to an iron pin; South 27 deg. West 149.5 feet to an iron pin and South 12 deg. west 176 feet to the northerly margin of Hardscuffle Road; thence with the same around a slight curve, northwesterly 138 feet, more or less, to the beginning, containing 1.51 acres, more or less.

Being the same property conveyed to Rodney M. Phelps, unmarried by deed from Jack Dempsey Johnson of record in Book 11686, page 579, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 8009, page 59, said Register's Office.