PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42741
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/31/01 16:44 2pgs
Fees:13.00 Taxes:643.80
20010731-0081229

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott G. Hoagland Amalia Hoagland 7162 Willow Creek Drive Nashville, TN 37221	Bank of America 9000 Southside Blvd. Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 142-11-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 174,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Curtis L. Green, Jr. and spouse, Connie L. Green,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott G. Hoagland and spouse, Amalia Hoagland,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Valley West, Section Two, as of record in Book 3600, page 86, Register's Office for said County.

SAID Lot No. 61 front 117.0 feet on the northwesterly margin of Willow Creek Drive and extends back 168.48 feet on the northeasterly line and 171.8 feet on the southwesterly line, to a line on the rear on which it measures 117.13 feet.

BEING the same property conveyed to Curtis L. Green, Jr. and wife, Connie L. Green by deed from Barry R. Hafter and wife, Dorothy S. Hafter of record in Book 6269, page 303, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 86, said Register's Office, which Plan shows a 40 foot minimum building setback line from Willow Creek Drive and 10 foot easement for public utility and drainage purposes along the rear line(s) and a 2.5 x 20 foot utility anchor easement located on the southerly front corner of said lot.

This is improved property, known as: 7162 Willow Creek Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 2001.

Curtis L. Green, Jr.

Connie L. Green

State of Tennessee
County of Davidson

On this 26th day of July, 2001, before me the undersigned authority, personally appeared **Curtis L. Green, Jr.** and **Connie L. Green**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee My Commission Expires 7/26/2003
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 174,000.00

Affiant

Sworn and subscribed before me on the 26th day of July, 2001.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003