PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43071
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/07/01 08:56 2pgs
Fees:13.00 Taxes:721.50
20011207-0134769

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allen F. Gwinn Jr. Elizabeth D. Gwinn 2710 Overhill Circle Nashville, Tennessee 37214	Home Financial Group, LLC Three Maryland Farms, Suite 155 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 095-04-226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric J. Grogan and spouse, Maria F. Grogan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen F. Gwinn Jr. and spouse, Elizabeth D. Gwinn** 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 the easterly 95 feet of Lot No. 68 on the Plan of Bluefields of record in Book 843, Page 16, Register's Office for said County.

Said part of Lot No. 68 fronts 95 feet on the southerly margin of Overhill Drive and extends back 200 feet on the easterly line and 226 feet on the westerly line to a dead line in the rear, measuring 95 feet thereon.

Being the same property conveyed to Eric J. Grogan and wife, Maria F. Grogan by deed from Monte R. Good and wife, Ann M. Good of record in Book 11684, Page 892, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Above described conveyance is subject to; Taxes for 2002, and subsequent years;All Matters shown on The Plan, with Owner's Certificate, of record in Book 843, page 16 , said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4834, Page 427, said Register's Office.

This is improved property, known as: 2710 Overhill Circle, Nashville, Tennessee 37214

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.

Eric J. Grogan

Maria F. Grogan

State of TENNESSEE
County of DAVIDSON

On this 12/04/01 , before me the undersigned authority, personally appeared Eric J. Grogan Maria F. Grogan , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
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 $195,000.00

Affiant

Sworn and subscribed before me this the 4th day of December, 2001

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public