Davidson County DEEDWARR
Recvd: 12/29/01 08:56 2pgs
Fees:13.00 Taxes:351.50

20011229-0144439

Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

Professional Title, LLC
761 Old Hickory Blvd.
Suite 300
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2001

Notary Public
My commission expires: 7-20-05

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Michael L. Hanson 301 Jenny Murff Drive Nashville, TN 37013	Franklin American Mortgage 501 Corporate Centre Drive Franklin, TN 37067	162/07/66.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged Rick J. Hoganson and wife Maureen Hoganson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael L. Hanson, a single person, and Earl L. Hanson, a married person, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 215 on the Plan of Antioch Park, Section 3, of record in Book 4460, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Rick J. Hoganson, a single person, by Warranty Deed from Robert N. Johnson, Jr., and wife, Cindy Johnson, of record at Book 8121, page 149, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Antioch Park, Section 3, of record in Book 4460, page 25, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants for Antioch Park, Section Three, of record in Book 4519, page 933, Register's Office for Davidson County, Tennessee.
3. Accrued taxes, and taxes for subsequent years.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

This property is improved property known as: 301 Jenny Murff Drive, Nashville, TN 37013.

WITNESS my hand this 13th day of December, 2001.

Rick J. Hoganson

Maureen Hoganson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick J. Hoganson and Maureen Hoganson, the bargainors, 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 and official seal at Brentwood, Tennessee, this 13th day of December, 2001.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission expires: 03/18/2002