Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

Return TO:
William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Holly Grant
Affiant

Subscribed and sworn to before me, this 13th day of March, 2002

Notary Public
My commission expires: 05/30/04 1/29/06 1/29/06

BETH AMI FAIRCLOTH NOTARY PUBLIC AT LARGE Williamson County, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles R. Newman, Jr.	WELLS FARGO HOME MORTGAGE, INC.	171-02-0 A
5926 Stonebrook Drive	P. O. BOX 5137	037.00CO
Brentwood TN 37027	DES MOINES, IA 50306-5137	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bernard J. Mogan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles R. Newman, Jr. and Charles R. Newman, Sr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 37 on the Condominium Site Plan, Phase 2, Brentwood Villa, of record in Book 6900, Page 185, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Bernard J. Mogan, unmarried by deed from Jacqueline N. Herrick, unmarried, dated July 31, 1998, recorded in Book 11053, Page 918, Register's Office for said County. Dyanne Rice Mogan joins in this conveyance to transfer any interest she may have in subject property due to her marriage to Bernard J. Mogan.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5926 Stonebrook Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, 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.

WITNESS my hand this 13th day of March, 2002.

Bernard J. Mogan

Dyanne Rice Mogan

Davidson County DEEDWARR
Recvd: 04/17/02 11:01 2pgs
Fees:13.00 Taxes:540.20

20020417-0047595

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bernard J. Mogan and Dyanne Rice Mogan, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of March, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

