ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Bryon Agoston Kimberly Agoston 653 Granwood Boulevard Old Hickory, TN 37138	National City Mortg. P.O. Box 1024 Dayton, OH 45401-1024	MAP and PARCEL 63-16 A 31

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Return To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jonathan Hock and Peggy L. Hock, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bryon Agoston and Kimberly Agoston, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot No. 177 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551, and 552, and a certificate of Correction in Deed Book 7462, Page 445 and Certificate of Correction in Book 8110, Page 401, and Amendment to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan Hock and wife, Peggy L. Hock, by deed from Fox Ridge Homes, Inc., of record in Book 10333, Page 521, Register's Office for Davidson County, Tennessee.

This is property with a common address of 653 Granwood Boulevard, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Pages 550-552, Register's Office for Davidson County, Tennessee; (3) See also certificates of correction of record in Book 7462, Page 445, and Book 8110, Page 401, and amendment in Book 8181, Page 112, said Register's Office; (4) Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, and in Book 8336, Page 393, all in said Register's Office; (5) Warranty Deed of Flowage Easement Chitwood Downs to U.S.A. Flood Cheatham Lock and Dam Project of record in Deed Book 2247, Page 75, Register's Office for said County; (6) Easement to C. Hooper Development Co. of record in Deed Book 7460, Page 930, and Deed Book 7489, Page 515, said Register's Office; (7) Easement for Public Utilities of record in Deed Book 8007, Page 235, said Register's Office; (8) Agreement for Dedication of Easement and Public Utilities of record in Deed Book 8657, Page 179, said Register's Office; (9) Easement to Fox Ridge Homes, Inc., for ingress and egress of record in Deed Book 8739, Page 991, said Register's Office; (10) Quitclaim Deed from Barclays to Hampton Park Homeowners Association for Open Space and Flood Plan of record in Deed Book 8207, Page 276, said Register's Office; (11) Deed from Homeowners Association to John and Judith Butler (IAC) of record in Deed Book 8951, Page 797, said Register's Office; (12) 100 year flood fringe line cuts across small portion of southwestern corner of lot.**

Davidson County DEEDWARR
Recvd: 07/31/02 08:58 2pgs
Fees:13.00 Taxes:551.30
20020731-0091573

[STATE OF TENNESSEE
[COUNTY OF Williamson
[The actual consideration or value, whichever is greater for this
[transfer is $149,000.00
[
[Subscribed and sworn before me this 26th day of July, 2002.
[
[My Commission Expires: July 17 2006

X Bryan Agee
Affiant

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **July, 2002**.

Jonathan Hock

Peggy L. Hock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jonathan Hock and Peggy L. Hock, husband and wife** , with whom I am personally acquainted, or who 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 office this **26th** day of **July, 2002**.

Notary Public
My Commission Expires: 1-28-2006

File No. 0207-182