Davidson County DEEDWARR
Recvd: 11/13/02 09:20 2pgs
Fees:13.00 Taxes:462.13

20021113-0140447

Prepared By & Return To:
Charles E. Reed
Attorney at Law
2201 Murfreesboro Drive, A-100
for Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, this transfer is $124,900.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2002

Notary Public
My commission expires: 03/10/2006

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Tim Brooks Tammy Brooks 6217 Mt. View Road Antioch, TN 37013	NEW OWNER	150/110/314

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 consideration, the receipt and sufficiency of which is hereby acknowledged, Rick Hoganson and wife Maureen Hoganson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tim Brooks and wife Tammy Brooks, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the Second Civil District, formerly the Third Civil District, of Davidson County, Tennessee, being Lot No. 51, on the Plan of Belle Oak, a Subdivision, of record in Book 6900, page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Rick Hoganson and wife, Maureen Hoganson by Warranty Deed from Brent Foster, a married person of record in Book 9351, Page 981, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1. Year 2003 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Belle Oak , of record in Plat Book 6900, page 768, Register's Office for Davidson County, Tennessee.
3. All matters of record in the Register's Office of Davidson, Tennessee.

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: 6217 Mt. View Road, Antioch, TN 37013.

WITNESS my hand this 25th day of October, 2002.

Rick Hoganson

Maureen Hoganson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of October, 2002.

Notary Public

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

My Commission expires: 03/19/2006

CHARLES E. REED
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN