Davidson County DEEDWARR
Recvd: 10/03/03 11:37 4pgs
Fees:23.00 Taxes:1295.00
20031003-0146400

Return to Box #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN, CALDWELL
& BERKOWITZ (RDB)
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Vossland Development, LLC 10 Foxhall Close Nashville, TN 37215	VOSSLAND DEVELOPMENT 3630 F TROUSDALE DR NASHVILLE, TN 37204	117-09-A-10

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Wade M. Craig, Jr., Trustee of the Hogan Childrens' Trust**, with full power to sell, mortgage, transfer and convey, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vossland Development, LLC,** a Tennessee limited liability company, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

This is improved property, known as 10 Foxhall Close, Nashville, TN 372015.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said Grantee, its successors, and assigns in fee simple forever, subject only to those exceptions set forth on **Exhibit B** hereto.

The said Grantor does hereby covenant with the said Grantee that the title and quiet possession thereto he, as Trustee of the Hogan Childrens' Trust, will warrant and defend against the lawful claims of all persons claiming by, through or under him, but not further or otherwise.

Wade M. Craig, Jr., executes this instrument in his capacity as Trustee of the Hogan Childrens' Trust and assumes no personal liability for the obligations of the Hogan Childrens' Trust as his liability is limited solely to the corpus of the Trust.

WITNESS my hand this 2 day of October, 2003.

HOGAN CHILDRENS' TRUST

By: _____
Wade M. Craig, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, **Wade M. Craig, Jr., Trustee of the Hogan Childrens' Trust**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of the Trust for the purposes therein contained.

WITNESS my hand and seal at office, on this 2 day of October, 2003.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 25, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00**.

_____
AFFIANT

Subscribed and sworn to before me, this 2nd day of October, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 09-17-06

RUTH ANNE CARUTHERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

RAC 438964 v1
2316230-000002 10/01/2003

EXHIBIT A

PROPERTY DESCRIPTION

Land In Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Lots 10 and 12 of Foxhall Close of record in Book 4955, page 106, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Wade M. Craig, Trustee of the Hogan Childrens' Trust by deed from Matthew G. B. Maddin and wife, Elizabeth W. Maddin, of record in Book 8968, page 405 of the Register's Office for Davidson County, Tennessee.

The above property description is identical to that contained in the prior deed of record on the property.

EXHIBIT B

EXCEPTIONS

1. Subject to taxes for the year 2003, which are not yet due and payable, but which Grantee agrees to assume and pay.

2. Matters shown on the Plan of record in Book 4955, page 106, as amended in Book 5005, page 136, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4954, page 586, as amended in Book 5875, page 873, and Book 5832, page 378, said Register's Office.

4. Deed of Easement between Matthew G. B. Maddin and wife, Elizabeth W. Maddin, and William E. Casamo, et ux., of record in Book 6576, page 21, in said Register's Office.

5. Rights of upper and lower riparian owners to the free and unobstructed flow of the water of Sugartree Creek extending through the subject land, without diminution or pollution.

6. Easement granted City of Nashville by grant from Parkes Armistead and wife, for the purpose of construction, operation, maintaining, and repairing trunk sewers, of record in Book 3401, page 545, in said Register's Office.

7. Easement for sanitary sewer granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Parkes Armistead and wife, of recorded in Book 3947, page 20, said Register's Office.

8. Right of access across southwest part of premises reserved by Grantors in deed from Parkes Armistead and wife, to Foxhall Land Company of record in Book 4844, page 826, said Register's Office.