Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Gene A. Hannah
1908 Cromwell Dr.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Southern Capital Resources Inc.
100 Century Park South, Suite 200
Birmingham, AL 35226

MAP **158-7**
GROUP
PARCEL **6**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barbara Ann Goggans, Trustee of the Goggans Family Revocable Living Trust Agreement dated March 14, 1997.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Gene A. Hannah and wife, Cynthia O. Hannah**, hereinafter called the "GRANTEES", their heirs 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 Lot No. 108 on the Plan of Hillsboro Park Subdivision, Section III, of record in Plat Book 2663, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Leland C. Goggans, Jr. and Barbara Ann Goggans, Trustees of the Goggans Family Revocable Living Trust Agreement dated March 14, 1997, by quitclaim deed from Leland C. Goggans, Jr. and wife Barbara Ann Goggans dated March 14, 1997 of record in Book 10382, page 174, Register's Office, Davidson County, TN; the said Leland C. Goggans, Jr. is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 1908 Cromwell Dr., Nashville, Tennessee 37215.

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, and, GRANTOR does covenants with the said "GRANTEES" that she is 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

Davidson County DEEDWARR
Recvd: 11/01/04 15:08 2pgs
Fees:13.00 Taxes:1221.00
20041101-0131016

WITNESS my hand this the 26th day of October, 2004.

Barbara Ann Goggans Trustee
Randall S. Goggans POA

Barbara Ann Goggans, Trustee of the Goggans Family Revocable Living Trust Agreement dated March 14, 1997 by Randall S. Goggans, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randall S. Goggans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney in Fact for Barbara Ann Goggans, Trustee of the Goggans Family Revocable Living Trust Agreement dated March 14, 1997 and that as such Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Barbara Ann Goggans, Trustee, as her free act and deed..

WITNESS my hand and official seal this 26th day of October, 2004.

NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of October, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006