File #200550054

Davidson County DEEDWARR
Recvd: 03/01/05 11:03 2 pgs
Fees:13.00 Taxes:562.40

20050301-0022309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,000.00.

Lauren M Pickelo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2005.

Mardy L Baird
Notary Public

MY COMMISSION EXPIRES: 7.29.09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Todd A. Hogan | Countrywide Home Loans | Map 64-15-O-A |
| (NAME) 728 Sweetwater Circle | (NAME) 4500 Park Granada | Parcel 015.00 CO |
| (ADDRESS) Old Hickory TN 37138 | (ADDRESS) Calabasas, CA 91302 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DONALD JASON COWAN AND WIFE, LORETTA B. COWAN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TODD A. HOGAN, UNMARRIED**, hereinafter called the GRANTEE, his 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 all of Lot No. 46, on the Plan of Revision One, Section One, Plantation Walk, as shown by plat appearing of record in Plat Book 7900, Page 697, as corrected by a Surveyor's Certificate of Correction of record in Book 9432, Page 449, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Donald Jason Cowan and wife, Loretta B. Cowan by Warranty Deed dated September 18, 1998 of record in Book 11119, Page 375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 719 and in Book 9782, Page 720; Charter for Homeowners' Association of record in Book 9315, Page 723; Storm Water Detention Agreement of record in Book 9356, Page 959; Sanitary Sewer Easement of record in Book 11125, Page 430; all matters shown on plat of record in Plat Book 7900, Page 697, as corrected by a Surveyor's Certificate of Correction of record in Book 9432, Page 449; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 728 Sweetwater Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they are lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 28th day of February, 2005.**

Donald Jason Cowan

Loretta B. Cowan

STATE OF Tennessee

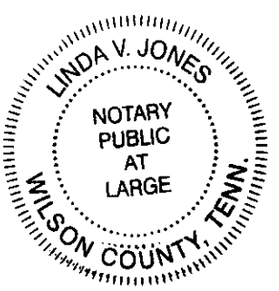
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Donald Jason Cowan and wife, Loretta B. Cowan who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

**Witness my hand and official seal, this 28th day of February, 2005.**

Notary Public

My Commission Expires: 7-23-05




(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076