Davidson County DEEDWARR
Recvd: 05/05/05 11:16 2 pgs
Fees:13.00 Taxes:804.75
20050505-0050637

WARRANTY DEED

804.75
13.
817.75

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 217,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE .

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-19-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00673CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Scott Hogan and Virginia A. Wennen-Hogan	~~same~~ Country Wide Home Loans	MAP:
829 Tintern Abbott Court	7105 Corporate Dr	Parcel:161-10B-176.00 CO
Nashville, TN 37211	Plano, Tx 75024	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCUS ANDREW BRAWNER AND LORI CLARK BRAWNER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SCOTT HOGAN AND WIFE VIRGINIA W. HOGAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 829 Tintern Abbott Court, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28TH Day of April, 2005.

Marcus Andrew Brawner

Lori Clark Brawner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MARCUS ANDREW BRAWNER AND LORI CLARK BRAWNER, the bargainor(s), with whom I am personally acquainted (or 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 Brentwood, Tennessee , this 28th day of April, 2005.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 22, VILLAGES OF BRENTWOOD, PHASE ELEVEN (BRENTWOOD SUMMIT), as shown on plat of record in Plat Book 9700, Page 949, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Fox Ridge Homes, Inc. to Marcus Andrew Brawner, unmarried as recorded on the 15th day of September, 2000, in Instrument No. 20000915-0092110 and Quitclaim Deed from Marcus Andrew Brawner to K. Thomas Sidwell, Trustee, and further to Marcus Andrew Brawner and Lori Clark Brawner, husband and wife, as recorded on the 15th day of January, 2004 in Instrument No. 20040115-0006404, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.