THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24347-05-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 5th day of July, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires: July 30, 2005

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Dandridge W. Hogan, Phyllis G. Hogan 5033 High Valley Drive Brentwood, TN 37027	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.159.07 Parcel No. 9.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark O. Neal and Lisa J. Neal**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dandridge W. Hogan and Phyllis G. Hogan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5033 High Valley Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of July, 2005.

Mark O. Neal

Lisa J. Neal

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark O. Neal and Lisa J. Neal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/07/05 15:36 2 pgs
Fees:13.00 Taxes:4440.00

20050707-0078705

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of High Valley Section One, as of record in Plat Book 9700, page 188 as corrected by surveyors certificate of correction in Instrument No. 200005010043193, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark O. Neal and wife, Lisa J. Neal by deed dated July 28, 1999 from Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo of record in Book 11595, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for High Valley of record in Book 10122, page 121, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of High Valley Homeowners Association, Inc. of record in Instrument No. 199912200304887, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9829, page 561, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 188 corrected in Instrument No. 200005010043193, Register's Office for Davidson County, Tennessee.
6. Easement for access, ingress, egress, and utilities of record in Book 9184, page 868, Register's Office for Davidson County, Tennessee.
7. Easements for right-of-way of record in Book 2201, page 634 and in Book 2276, page 60, Register's Office for Davidson County, Tennessee.