THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 08/26/05 14:04 2 pgs
Fees:13.00 Taxes:730.75
20050826-0102516

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Stephen A Brogdon Elizabeth M. Brogdon 6200 Willow Oak Drive Nashville, TN 37221 Mailing address: 7032 Poplar Creek Trace. Nashville, TN 37221	Chase HOme Finance P.O. Box 509011 San Diego, CA. 92150-9011	155-8A-9CO

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, *Joseph T. Hepworth and wife, Rhonda Hepworth, hreinafter called the Grantors*, have bargained and sold by these presents does transfer and convey unto *Stephen A. Brogdon and wife, Elizabeth M. Brogdon, hereinafter called the Grantees*, their heirs, successors and assigns, a certain tract or parcel of land in *Davidson County*, Tennessee, described as follows:

Lot No. 9 on the Plan of Poplar Creek Estates, Phase One, of record in Book 6250, Page 824, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph T. Hepworth and wife, Rhonda Hepworth by deed from James Lee Morgan and Cathy E. Morgan recorded in Book 10055, page 662, Reg. Off. Davidson Co., TN.

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. Taxes which have been prorated for 2005 and assumed by Grantee.
2. All restrictions of record.
3. All visible easements;
4. All matters appearing on the plan of record;
5. All applicable governmental and zoning regulations.
6. 2005 taxes are a lien but not yet due and payable.

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, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, 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.

This improved property is known as: 6200 Willow Oak Drive, Nashville, Tennessee 37221. However, this is a corner lot resulting in a different mailing address of 7032 Poplar Creek Trace.

WITNESS MY HAND(S) THIS 15th day of Aug. 2005, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

JOSEPH T. HEPWORTH

BY: _____
JOHN NICHOLS SHELTON
ATTY IN FACT

RHONDA HEPWORTH

BY: _____
JOHN NICHOLS SHELTON
ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said state and county, J. NICHOLS SHELTON, (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), attorney in fact for Rhonda Hepworth and for Joseph T. Hepworth, and as such who acknowledged and affirmed that he executed the foregoing instrument for the purposes therein contained on behalf of Rhonda Hepworth and for Joseph T. Hepworth and that he as said attorney in fact has full authority and right to execute the foregoing on behalf of Rhonda Hepworth and for Joseph T. Hepworth and that information contained herein is true and correct and the foregoing is agreed for the purposed therein contained.

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 15th day of August, 2005.

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

April Ferguson
NOTARY PUBLIC

My Commission Expires: 06/01/08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 197,500.00.

Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 15th day of August, 2005 in Williamson County, Tennessee.

APRIL FERGUSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

April Ferguson
NOTARY PUBLIC

My Commission Expires: 06/01/08