WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/29/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Gregory	Access National Mtg	**Map 155-12-A**
(NAME)	(NAME)	
7208 Magnolia Hills Drive	1800 Robert Fulton Dr	**Parcel 24**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston VI 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAWSON E. HIGNUTT AND WIFE, GAIL L. HIGNUTT** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael W. Gregory, unmarried and Angela G. Rohling, unmarried** 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. 24 on the plan of Magnolia Hills of record in Book 7900, page 809, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dawson E. Hignutt and wife, Gail L. Hignutt by deed from South Harpeth Construction Co., Inc. of record in Book 9716, page 24, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 7900, page 809, said Register's Office; (c) Restrictive covenants contained in Book 9499, page 860, said Register's Office; (d) By-laws of record in Book 9499, page 875, said Register's Office; and (e) Restrictions of record in Book 9498, page 329, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7208 Magnolia Hills Drive, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 21st day of September, 2005.

Davidson County DEEDWARR
Recvd: 09/28/05 14:10 2 pgs
Fees:13.00 Taxes:832.50

20050928-0116612

Dawson E. Hignutt

Dawson E. Hignutt

Gail L. Hignutt

Gail L. Hignutt

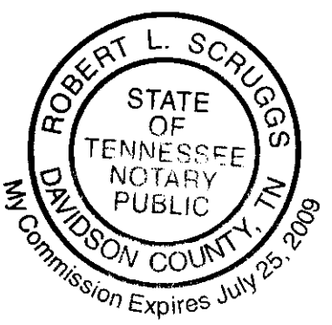
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Dawson E. Hignutt and Gail L. Hignutt the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2005.

Commission expires:



Robert L. Scruggs Notary Public