PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of November, 2005, by and between WANDA J. ELLITHORPE, A MARRIED WOMAN, hereinafter called Grantor, and RICHARD N. KOGER, UNMARRIED, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WANDA J. ELLITHORPE, A MARRIED WOMAN, as Grantor, does hereby bargain, sell, transfer and convey unto RICHARD N. KOGER, UNMARRIED, hereinafter referred to as Grantees, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4965 SULPHUR CREEK RD., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

GORDON ELLITHORPE, husband of WANDA J. ELLITHORPE, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Wanda J. Ellithorpe
WANDA J. ELLITHORPE
Signature of Seller

Gordon Ellithorpe
GORDON ELLITHORPE
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 11/14/05 11:51 3 pgs
Fees:18.00 Taxes:684.50
20051114-0137119

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA J. ELLITHORPE, joined by her husband, Gordon Ellithorpe, the within named bargainors, 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, at office, this 10th **day of November, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

RICHARD N. KOGER and STACI KOGER, HUSBAND AND WIFE
4965 SULPHUR CREEK RD.
NASHVILLE, TN 37218

Property Address:

4965 SULPHUR CREEK RD., NASHVILLE, TN 37218
Person Responsible for Taxes:

Sun Trust Mortgage
201 4th Ave. N. 17th Fl.
Nashville, TN 37219

Map & Parcel #: MAP 47, PARCEL 108

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **185000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of **November, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-288J

EXHIBIT 'A'

Being a tract of land located in the 13th Civil District of Davidson County, Tennessee, and described according to a survey by Ralph W.C. Lambert, dated May 5, 1973, as follows:

Beginning at a point in the southerly margin of Sulphur Creek Road thence South 45 deg. 33' East, 247.7 feet to an iron pin; thence South 22 deg. 40' West, 183.0 feet to an iron pin; thence South 60 deg. West 333.0 feet to an iron pin; thence North 2 deg. 53' West, 465.5 feet to an iron pin in the southerly margin of Sulphur Creek Road; thence with said margin of said road in 75 deg. 45' East 216.0 feet to the point of beginning, containing 3.00 acres.

Being the same property conveyed to WANDA JOYCE REASONOVER, by QUITCLAIM Deed from PHILLIP BERNARD REASONOVER, of record in Instrument Number 20000602-0055306, Register's Office for DAVIDSON County, Tennessee. Wanda Joyce Reasonover subsequently remarried and is now Wanda J. Ellithorpe.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 47, PARCEL 108).
2. Unrecorded easements for roads and utilities, if any.