RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$570,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2005.

Notary Public

My commission expires: 03-22-2006

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/02/05 15:39 2 pg:
Fees:13.00 Taxes:2109.00

20051202-0145403

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Michael Noles** | Franklin American Mortgage | **Map 117-07, Parcel 050** |
| **2002 Stokes Lane** | 501 Corporate Centre Dr #400 | |
| **Nashville, TN 37215** | Franklin, TN 37067 | |

FOR AND IN 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,

**Michael Kevin Hogan and Cara Leigh Graham Hogan,** husband and wife

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

**Michael Noles,** 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 record in Plat Book 1, Page 22, of the Chancery Court at Nashville and likewise shown as Lot No. 5 and the East part of Lot No. 4 and the West part of Lot No. 6 of Block "A" on the Final Plat of the Walter Stokes Home Place Subdivision No. 1, of record in Book 974, page 92, Register's Office for said County, which plan in Book 974, Page 92 is erroneous, and which properties are properly described as follows:**

**BEGINNING at a point in the North margin of Stokes Lane, 1670 feet West of the westerly margin of Brightwood Avenue, as shown on the Plan of Belmont Terrace Annex No. 2, of record in Book 421, Page 182, said Register's Office, and being 115 feet West from the southwest corner of the property conveyed to Nina W. Rizer; thence, with the northerly margin of said Stokes Lane, westerly 160 feet, more or less, around a slight curve, to a point which is 314 feet, more or less, East of the easterly margin of Hillsboro Road; thence, northeasterly 227 feet, more or less, to a point; thence southeasterly 135 feet to a point; thence, southerly 211 feet, more or less to the point of BEGINNING.**

**BEING the same property conveyed to Michael Kevin Hogan and Cara Leigh Graham Hogan, both unmarried by Deed from Cara Leigh Graham, Clayton Wayne Graham and Jaime High Graham (a minor), all unmarried as sole heirs at law of James A. Graham, deceased, and further conveyed to Michael Kevin Hogan and Cara Graham Hogan, husband and wife, by Quitclaim Deed from Michael Kevin Hogan and Cara Leigh Graham, both unmarried, of record in Instrument No. 20021230-0161920, said Register's Office.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.**

This is Improved (_X__) Unimproved (____) property, known as: **2002 Stokes Lane, Nashville, TN 37215**

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 my/~~our~~ hand(s) this **30th** day of **November, 2005.**

**Michael Kevin Hogan**

**Cara Leigh Graham Hogan**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Kevin Hogan and Cara Leigh Graham Hogan,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2005.**

**Notary Public**




**My Commission Expires:** 11-19-08