Box 8

Davidson County DEEDWARR
Recvd: 05/02/06 14:22 2 pgs
Fees:13.00 Taxes:869.50
20060502-0050528

STATE OF TENNESSEE
COUNTY OF Davidson.

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Richard Workman
Affiant

Subscribed and sworn to before me, this the 28th day of April, 2006.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, a Division of RTC Title and Escrow, LLC
201 Seaboard Ln, Ste. 100
Franklin, Tennessee 37067
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A. Hunter Bogitsh	JP Morgan Chase Bank, N.A.	**155-03-0D-015.00 CO**
616 Tree Line Court	3415 Vision Drive	
Nashville, TN 37221	Columbus, OH 43219	

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 ACKNOWLEDGE, WE,

Richard L. Workman and spouse, Brenda H. Workman

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

A. Hunter Bogitsh and spouse, Anne L. Bogitsh

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. 15 on the plan of Allens Green- First Revision, Section 2 of record in Book 9700, Page 109, Register's Office for said County.

Said Lot No. 15 fronts 67.62 feet on the westerly margin of Tree Line Court and extends back 116.11 feet on the northerly line and 111.29 feet on the southerly line to a dead line in the rear, measuring 91.20 feet thereon.

Being the same property conveyed to Richard L. Workman and spouse, Brenda H. Workman from John A. Ferrara and spouse, Joyce A. Ferrara by Warranty Deed dated July 31, 1998 and recorded August 03, 1998 in Book 11047, page 180, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 9231, page 789; HOA of record in Book 9231, page 826; Easements of record in Book 8278, page 236; Book 9278, page 36; Book 8626, page 884; and all matters of record on plat in Plat Book 9700, page 109, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (✓) unimproved (____) property known as 616 Tree Line Court, Nashville, TN 37221.

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 in 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 28th day of April, 2006.

Richard L. Workman

Brenda H. Workman

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Richard L. Workman and Brenda H. Workman, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2006.

Notary Public

My Commission Expires: 7-19-08

RETURN TO:
RTC Title and Escrow, LLC
201 Seaboard Lane
Suite 100
Franklin, TN 37067