Davidson County DEEDWARR
Recvd: 06/14/06 10:53 2 pgs
Fees:13.00 Taxes:321.53

20060614-0070746

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $86,900.00

David Webber
Affiant

Subscribed and sworn to before me, this 26th day of April, 2006.

Notary Public
My Commission expires:

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

After recording Return To
Heritage Title Services
8115 Isabella Lane Unit 5
Brentwood , TN 37214

05-0603-62791

Address of New Owner:	Send Tax Bills to:	Tax Information
Tommy Hogan, Sr. 447 Lanier Drive Madison TN 37115	Same as new owner	052-02-0-085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessie J. Dillard, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tommy Hogan, Sr., hereinafter called the Grantees, their successors 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 the Northerly 47 feet 6 inches of Lot 3 and the Southerly 15 feet of Lot No. 4 of Block "C" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, said Register's Office. Said parts of said lots adjoin and front together 62 feet 6 inches on the easterly side of Lanier Drive and run back between lines, 150 feet to a dead line.

Being the same property conveyed to Bob R. Dillard and wife, Jessie J. Dillard by deed from Delmas M. Grammar, Sr., dated September 6, 1983, of record in Book 6132, Page 282, Register's Office for Davidson County, Tennessee. The said Bob R. Dillard having since died on 12/30/1997.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 447 Lanier Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ~~27th~~ 26th day of April, 2006.

Jessie J. Dillard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessie J. Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this ~~27th day~~ 26th day of ~~April, 2006~~.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006