Davidson County DEEDWARR
Recvd: 01/05/07 09:08 2 pgs
Fees:13.00 Taxes:758.50
20070105-0002056

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $205,000.00 fm AFFIANT Subscribed and sworn to before me, this 20th day of December 2006 NOTARY PUBLIC My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows: Keith Moorman, 1711 Stewart Place, Nashville, Tennessee 37203

Send Tax Bills To: SAME

Map-Parcel Number: 105-11-72.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Roger Hogan ("Grantor") do hereby bargain, sell, transfer and convey unto **Keith Moorman and wife, Lane Summers Moorman** ("Grantees") their heirs and assigns, all of his right, title and interest in and to certain property located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 40 on the Plan of Hamilton's Subdivision of Lot No. 15 and re-subdivision of parts of Lot Nos. 11, 12 and 13 of the Horton Property, of record in Book 974, page 91, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Stewart Place, at the corner of Lot Nos. 39 and 40; thence with the westerly margin of said Place, southwardly 50 feet to the beginning of a curve; thence around said curve in a southwesterly direction, to the northerly margin of Wedgewood Avenue; thence with said Avenue, westwardly 133 feet; thence northwardly 54 feet to the corner of Lots 39 and 40; thence with the line between said two lots, eastwardly 150 feet to the beginning.

Being the same property conveyed to Roger Hogan by deed of record in Instrument No. 20061003-0122233, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Keith Moorman and wife, Lane Summers Moorman**, their heirs and assigns, forever.

AND **Roger Hogan** does hereby covenant with **Keith Moorman and wife, Lane Summers Moorman**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Roger Hogan** does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to **Keith Moorman and wife, Lane Summers Moorman,** their heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1813 Stewart Place, Nashville, TN 37203

IN WITNESS WHEREOF, this Warranty Deed has been executed this 20th day of December, 2006.

Roger Hogan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Roger Hogan, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 20th day of December, 2006.

NOTARY PUBLIC

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

MY COMMISSION EXPIRES:

This conveyance is subject to following:

Permitted Encumbrances

1. County Taxes for 2006, have been pro-rated and paid by Grantor, all subsequent years, a lien not yet due and payable.

2. Plan of record in Book 974, page 91, Register's Office for Davidson County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.