This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $141,000.00.

Gina Canaday
Affiant

Subscribed and sworn before me this the 20th day of August, 2007.

Notary Public
My commission expires: My Commission Expires November 22, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles Paul Grogan 2046 Nashboro Blvd. Nashville, TN 37217	SUNTRUST MORTGAGE INC P.O. Box 79041 BALTIMORE, MD 21279-0041	135-12-B-57CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey Lynn Lewis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Paul Grogan, an unmarried man and Herbert S. Grogan, a married man; joint tenants with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit No. 57, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Being part of the same property conveyed to Jefrey Lynn Lewis, unmarried, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated February 28, 2002, of record as Instrument No.20020304-0026957, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 2046 Nashboro Blvd., Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 20th day of August, 2007.

Jeffrey Lynn Lewis

Davidson County DEEDWARR
Recvd: 08/23/07 09:53 2 pgs
Fees:13.00 Taxes:521.70
20070823-0100710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Lynn Lewis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2007.

My commission expires:

11/22/08

Notary Public

