THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever isgreater, for this transfer is $373,000.00.

Affiant

Sworn to and subscribed before me this 31st day of October, 2007.

Notary Public

My Commission Expires: 8/23/11

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Peyton Hoge	1009 Clifton Lane		118-09-0
1009 Clifton Lane	Nashville, TN 37204		025.00
Nashville, TN 37204			

Davidson County DEEDWARR
Recvd: 11/02/07 08:07 3 pgs
Fees:18.00 Taxes:1380.10
20071102-0129204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-Three Thousand and 00/100 Dollars ($373,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **MARTHA A. RICHARDS, formerly known as Martha R. Freitag, an unmarried person** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **PEYTON HOGE, an unmarried person** (Grantee), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Certain Tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:
>
> Being part of Lot No. 14 on the plan of Subdivision of Noelton, not of record and described according to a survey by John Kohl, Surveyor, April 2, 1966, as follows:
>
> Beginning at a point in the southerly margin of Clifton Lane, formerly 4th Street, 310 feet from the southwest intersection of 10th Avenue South and Clifton Lane; thence southwardly 200 feet to a point; thence westwardly 66 feet to a point; thence northwardly 200 feet to a point in the southerly margin of Clifton Lane; thence eastwardly with said margin 66 feet to the point of beginning.
>
> BEING the same property conveyed to Martha A. Richards, an unmarried person, by Quitclaim Deed dated February 22, 2007 from Martha A. Richards, formerly known as Martha R. Freitag, an unmarried person, of record in Instrument No. 20070228-0024600, Register's Office for Davidson County, Tennessee. Martha R. Freitag, an unmarried person, having acquired said real property by Warranty Deed dated June 13, 2006 from Michael R. Galbreth and Jennifer Galbreth, husband and wife, of record in Instrument No. 20060614-0070519, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with the said Grantee that she 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 by taxes

for the year 2007 which have been prorated between the parties, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31 day of October, 2007.

Martha A Richards, by Matthew Warren Atty in fact

MARTHA A. RICHARDS, by and through
Matthew Warren, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Matthew Warren,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Martha A. Richards, formerly known as Martha R. Freitag**, and who is authorized by **Martha A. Richards** to execute this instrument on behalf of **Martha A. Richards.**

WITNESS my hand and official seal at Franklin, Tennessee, this the 31 day of October, 2007.

NOTARY PUBLIC

My Commission Expires:

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY