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Realty Title Box 48

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1390

Davidson County DEEDWARR
Recvd: 11/15/07 08:09 2 pgs
Fees:13.00 Taxes:703.00
20071115-0133835

Property Address: 1510 Douglas Ave, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tracey Leigh Prescott, unmarried and Mark D. Cameron**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Bogen and wife, Bonnie Bogen,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being the westerly half of Lot No. 84 on the Plan of E.T. Brown's Subdivision of Lot No. 21 and 26 inclusive Brownsville Addition as of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Adam M. Hill and wife, Michelle N. Anderson-Hill, dated March 8, 2005, and recorded March 18, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20050318-0029952.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 31st day of October, 2007.

Tracey Leigh Prescott {Seal}

Mark D. Cameron {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 31st day of October, 2007, before me the undersigned officer, personally appeared Tracey Leigh Prescott and Mark D. Cameron, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER B. BRADLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Joshua Bogen and Bonnie Bogen
1510 Douglas Ave
Nashville, TN 37206

Map and Parcel No: 083-02-0-209.00

SEND TAX STATEMENTS TO:

CHURCHILL MORTGAGE CORPORATION
761 OLD HICKORY BLVD., STE. 400
BRENTWOOD, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Pamela Hawkins

Subscribed and sworn to before me this 31st day of October, 2007.

Notary Public
My Commission expires: 7/24/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds