SIDWELL & BARRETT, P.C.
121 1st Avenue South, Sute 200
Franklin, TN 37064

Warranty Deed

Davidson County DEEDWARR Recvd: 04/03/08 10:47 2 pgs Fees:13.00 Taxes:860.25 20080403-0033736 SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $232,500.00 Affiant Subscribed and sworn to before me, this the 31st day of March, 2008. Notary Public My commission expires: 4/8/08

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathan Hines	Countywide Homeloans	Map: 161-10B
829 Tintern Abbott Court	P.O. Box 10219	Parcel: 176.00CO
Nashville, TN 37211	Van Nuys, CA 91410-0219	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT HOGAN AND WIFE, VIRGINIA W. HOGAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN HINES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 22 on the Final Plat of Villages of Brentwood, Phase Eleven, of record in Book 9700, page 949, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Hogan and wife, Virgina W. Hogan by deed from Marcus Andrew Brawner and Lori Clark Brawner, husband and wife of record as Instrument No. 20050505-0050637, in the Register's Office for Davidson County, Tennessee, dated April 28, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 829 Tintern Abbott Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2008.

Scott Hogan by Lisbeth White, his ATTORNEY-IN-FACT
Scott Hogan signed by Lisbeth White,
His attorney-in-fact

Virginia W. Hogan by Lisbeth White, her ATTORNEY-IN-FACT
Virginia W. Hogan signed by Lisbeth White,
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2008, before me personally appeared Lisbeth White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Scott Hogan as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Scott Hogan.

J. Brandon Miller
Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2008, before me personally appeared Lisbeth White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Virgina W. Hogan as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Virginia W. Hogan.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY