THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***1,000,000.00.

Affiant

Subscribed and sworn to before me this 27th day of August 2008.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Philip G. Coogan 3601 Hampton Avenue Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, Tennessee 37219	MAP 117-05-0 PARCEL 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million and 00/100 Dollars ($***1,000,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Rebecca L. Brown and husband, Robert K. Rasmussen, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Philip G. Coogan and wife, Alice C. Coogan, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Resubdivision of The Henry Sperry Subdivision of Lot 12 and Eastern part of Lot 13, of record in Plat Book 4470, page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Rebecca L. Brown and husband, Robert K. Rasmussen, from Gayle I. Malone and wife, Margaret Elizabeth Malone, by Warranty Deed dated September 4, 1998, of record in Book 11103, page 271, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3601 Hampton Avenue, Nashville, Tennessee 37215.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

Davidson County DEEDWARR
Recvd: 08/28/08 11:00 2 pg
Fees:13.00 Taxes:3700.00

20080828-0088405

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Resubdivision of The Henry Sperry Subdivision of Lot 12 and the Eastern part of Lot 13 of record in Book 4470, Page 164, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of August 2008.

Rebecca L. Brown

BY: _____
Dennis J. Johnson
Attorney in Fact

Robert K. Rasmussen

BY: _____
Dennis J. Johnson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis J. Johnson, 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 Rebecca L. Brown and Robert K. Rasmussen, and acknowledged that he executed the same as the free act and deed of the said Rebecca L. Brown and Robert K. Rasmussen.

WITNESS my hand and seal this 27th day of August 2008.

_____
Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY