WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-CB-08-0716

Davidson County DEEDWARR
Recvd: 10/31/08 15:10 2 pgs
Fees:13.00 Taxes:677.10
20081031-0108903

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Howard	NEW OWNER	
716 Honey Grove Ct.	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		162-16D-095.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CATHY L. HOGINS AND HUSBAND, MARCUS W. HOGINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAURICE HOWARD, hereinafter called the Grantee(s), their heirs and assigns, that 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. 73 on the Plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, Pages 379 and 380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cathy L. Hogins and husband, Marcus W. Hogins by deed from Don Swagler, Jr., unmarried of record in Instrument 200509190112110 on 09/12/2005 and filed for record on 09/19/2005, Register's Office for DAVIDSON County.

unimproved ( )
This is improved (X) property, known as 716 Honey Grove Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 28th day of October, 2008.

Cathy L. Hogins

Cathy L. Hogins

Marcus W. Hogins

Marcus W. Hogins

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of October, 2008, before me personally appeared Cathy L. Hogins and husband, Marcus W. Hogins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of October, 2008.

Notary Public

My Commission Expires: 10-16-11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959