BOOK 7450 PAGE 621

Mail 98002

This instrument prepared by: Robert A. Anderson
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215

IDENTIFICATION REFERENCE

WARRANTY DEED

JAN 19 8 07 AM '88

DAVIDSON COUNTY, TN

New Owner:	Send Tax Bills To:	Map and Parcel:
Roger Hogan	Same	105-14-270
Bruce Hogan		105-14-269
Randall Bennett c/o		105-14-268
491 Craighead Street		118-2-258
Nashville, TN 37204		118-2-257

For and in Consideration of the sum of Ten and 00/100 ------

----------($10.00)---------- DOLLARS

James L. Howard and Wife, Martha D. Howard, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the following persons in the listed percentages of ownership as tenants in common: Roger Hogan (55%), Bruce Hogan (35%) and Randall Bennett (10%), hereinafter referred to as Grantee, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Metropolitan Nashville and Davidson County, Tennessee bounded on the north by Craighead Street, and on the east by Interstate Highway-65, and being part of LOTS 112, 113, 114, 115, 116, 117, 118, 119, 120, and 121 on the plan of Geo. I. Waddey's Subdivision of WESTWOOD of record in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated January 13, 1988 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at an iron pin in the southerly margin of Craighead Street (as widened), and the west margin of Interstate Highway-65; thence with the said margin of Interstate Highway-65, South 5 degrees 53 minutes 00 seconds West 453.87 feet to an iron pin at the intersection of said west margin of Interstate Highway-65 and the east of a 15 ft. wide unimproved public alley; thence with the east margin of said alley North 14 degrees 31 minutes 35 seconds West 497.21 feet to an iron pin in the southerly margin of Craighead Street (as widened); thence southeastwardly with the said margin of Craighead Street with a curve to the right having a radius of 1,392.69 feet, a distance of 32.50 feet to the end of the curve; thence continuing with said margin of Craighead Street South 79 degrees 59 minutes 30 seconds East 141.32 feet to the point of beginning, and containing 0.903 acre(or 39,375 sq. ft.).

Being the same property conveyed to James L. Howard and wife, Martha D. Howard, by James L. Howard, Trustee, of record in Deed Book 5857, page 914; and part of the property conveyed to James L. Howard and wife, Martha D.

Howard by William T. Milton, Successor Trustee, of record in Deed Book 5149, page 308; and the same property conveyed to James L. and Martha D. Howard by deed from Philip J. Meloy, Vincent J. Meloy and William O. Senter of record in Deed Book 5217, page 45; and being the same property conveyed to James L. Howard and wife, Martha D. Howard by Quitclaim Deed from C. Kinian Cosner, Jr., Trustee, of record in Deed Book 5737, page 462 Register's Office for Davidson County, Tennessee.

This is improved property known as 501 Craighead Street, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of January 1988.

NOTARY PUBLIC

My Commission Expires:
3-8-89

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. And we do covenant with the GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

James L. Howard
Martha D. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, notary public in aforesaid county and state, the within named James L. Howard and Martha D. Howard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of January, 1988.

Notary Public

My Commission Expires: 3-8-89

D.16
D.HOWARD

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 623

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				125000.00
			CON TX	350.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	356.50
			CHECK	356.50
01/19/98		01	08:12 0001	87[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98002

IDENTIFICATION REFERENCE

JAN 19 8 07 AM '98

DAVIDSON COUNTY, TN

No. 53696