This instrument prepared by:
Lisa Littleton Holley, Attorney at Law
P.O. Box E
Charlotte, Tennessee 37036

Davidson County DEEDWARR
Recvd: 04/04/01 11:26 2pgs
Fees:11.00 Taxes:684.50
20010404-0032720

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Phillip F. Rogers and wife, Kelly B. Rogers

HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven T. Hoskins and wife, Stephanie R. Hoskins

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE 4th. CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the westerly half of Lot 4, Section 11, of the Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott property recorded in Book 843, page 56, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Facing 175 feet on the southerly side of Pitts Avenue and running back between parallel lines to a dead line a distance of 581.6 feet, more or less, and containing 2.3385 acres, more or less.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING DESCRIBED PARCEL:

A Tract of land situated on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th. Civil District of Davidson County, and more particularly described as follows:

BEGINNING at a point in the line of the lands now or formerly of Warren A. and Nova S. Menefee, said point being North 41 degrees 00 minutes East 363 feet from the most southwesterly corner of the lands of said Menefee and the most southwesterly corner of the lands of said owner; thence from the point of beginning and along said Menefee line, North 41 degrees 00 minutes East 208 feet to a point in the west right of way line of Pitts Avenue; thence along said right of way line, South 49 degrees 51 minutes East 11 feet; thence severing the lands of the subject owner, South 40 degrees 10 minutes West 190 feet and South 73 degrees 45 minutes West 32 feet to the point of beginning, containing nine hundredths (0.00) of an acre, more or less.

Being a part of the same land conveyed to Alma C. Rhea by deed from Life and Casualty Insurance Company of record in Book 1006, page 135, Register's Office for Davidson County, Tennessee, and being the same property conveyed by Alma C. Rhea and husband, E.B. Rhea to the United Sates of America by deed of record in Book 2152, page 221, said Register's Office.

Phillip F. Rogers

Kelly B. Rogers

Being the same property conveyed to Phillip F. Rogers and wife, Kelly B. Rogers by deed from Jeanne R. Woodberry and Edward C. Rhea dated November 19, 1993 and of record in Volume 9161, page 440, Register's Office for Davidson County, Tennessee.

2001 Real property taxes were prorated on date of closing. Grantee(s) responsible for the payment of 2001 property taxes.

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

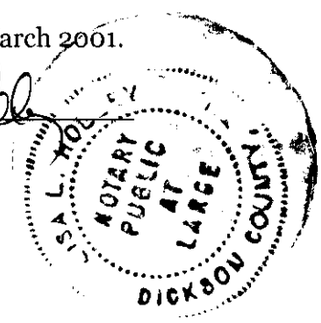
WITNESS, this 30th Day of March 2001.

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a Notary Public in and for said county and state, appeared Phillip F. Rogers and wife, Kelly B. to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged themselves to be the within named Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained, by signing their names for the purposes therein contained.

WITNESS my hand and seal at said County and State, This 30th Day of March 2001.

My Commission expires: 8.23.03 Lisa Little Holley
Notary Public



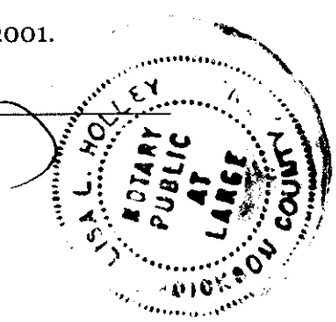
STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transaction is $185,000.00.

Steven T. Hoskins
Affiant

Subscribed and sworn to before me, this 30th Day of March 2001.

Commission expires: 8.23.03 Lisa Little Holley
Notary Public



MAP and PARCEL NUMBER: 53-12-177
NOTE SEND TAX BILLS TO FOLLOWING ADDRESS:
ADDRESS NEW OWNERS:
Steven T. Hoskins
3020 Lakeshore Drive
Hold Hickory, TN 37138

LLH#00-200