Box V7

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/02 16:01 3pgs
Fees:18.00 Taxes:619.75

20020219-0021206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Hogan	Same	104-14-13
(NAME)	(NAME)	
P.O. Box 40204		105-11-72
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Helon C. Eller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Hogan

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:

2704 Linmar Avenue:
Land near Nashville, in Davidson County, Tennessee, being part of Lot No. 10 on the Revised Map of H. E. Marlin's Subdivision of Lot No. 18, etc., on the Map of Bransford Realty Company's Sharondale Subdivision, and described as follows:

Beginning at a point in the east margin of Linmar Avenue, sometimes called Lynmar Avenue, at an iron pin at the corner of Lot Nos. 9 and 10, said point being 137.6 feet north of an iron pin in the north margin of Woodlawn Avenue as partly established; thence with the line between Lot Nos. 9 and 10, easterly 169.5 feet to a point in the west right-of-way line of the Tennessee Central Railroad; thence northerly 49.7 feet to an iron pin which is 10.3 feet south of the corner of Lot Nos. 10 and 11; thence westerly 127 feet to an iron pin in the original lot line between Lot Nos. 10 and 11; thence with said lot line, westerly 46.1 feet to a point, which is 3.8 feet south of an iron pin at the east margin of Linmar Avenue; thence with the margin of the same, southerly 60 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following tract of land taken by the State of Tennessee of record in Book 4862, page 848, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the east right-of-way of the Tennessee Central Railroad and the south boundary of this property said point being northwardly 141 feet along said right- of-way from the north margin of Woodlawn Drive, thence along the said south boundary south 57 deg. 54' West 56.2 feet to a point; thence North 24 deg. 30' West 53.4 feet to a point; thence north 61 deg. 02' East 53.6 feet to a point; thence South 27 deg. 32'

CONTINUED

unimproved ( )
This is improved (X) property, known as 2704 Linmar Drive, Nashville, TN 37215 and
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
1813 Stewart Place, Nashville, TN 37203

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 said 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. 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 hand this 14th day of February, 2002

Helon C. Eller
By: Helon C. Eller by William R Eller atty in fact

William R. Eller by Power of Attorney of record in Instrument No. †
Register's Office for Davidson County, TN

†20020219-0021205

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On February 14, 2002, before me personally appeared William R. Eller to me known to be the person who executed the foregoing instrument in behalf of Helon C. Eller and acknowledged that he executed same as the free act and deed of said Helon C. Eller for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2002.

My Commission Expires:

11/26/05

Laura A. Beasley

Notary Public

LEGAL DESCRIPTION CONTINUATION

East 49.7 feet to the point of beginning and containing 2830 square feet.

Being the same property conveyed to William Robbins Eller and wife, Helon Christine C. Eller by deed from William Robbins Eller and wife, Lura C. Edwards of record in Book 3217, page 309, Register's Office for Davidson County, TN. The said William Robbins Eller having since died and the property vested in Helon Christine C. Eller by estate by the entireties. Helon Christine C. Eller and Helon C. Eller are one and the same person.

1813 Stewart Place:
Being Lot No. 40 on the Plan of Hamilton's Subdivision of Lot No. 15 and re-subdivision of parts of Lot Nos. 11, 12 and 13 of the Horton property, of record in Book 974, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Stewart Place, at the corner of Lot Nos. 39 and 40; thence with the westerly margin of said Place, southwardly 50 feet to the beginning of a curve; thence around said curve in a southwesterly direction, to the northerly margin of Wedgewood Avenue; thence with said Avenue, westwardly 133 feet; thence northwardly 54 feet to the corner of Lots 39 and 40; thence with the line between said two lots, eastwardly 150 feet to the beginning.

Being the same property conveyed to William R. Eller and wife, Helon C. Eller by deed from Earliene Patricia Richey of record in Book 8331, page 374, Register's Office for Davidson County, TN. The said William R. Eller having since died and the property vested in Helon C. Eller by estate by the entireties.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

2704 Linmar:
This conveyance is subject to any and all existing easements of record including an easement to the State of Tennessee of record in Book 4862, page 848, said Register's Office.

1813 Stewart Place:
This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 974, page 91, said Register's Office.

Subject to restrictions of record in Book 1117, page 355, said Register's Office.