jtc file no. 14928-1 Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/02 13:45 2pgs
Fees:13.00 Taxes:776.63
20020228-0025578

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$209,900.00**

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF FEBRUARY, 2002.**

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian S. Burr	**Washington Mutual Bank, FA**	**83-3-186**
(NAME)	(NAME)	
1105 Porter Road	**3200 Southwest Freeway, Suite 2910**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Houston, TX 77027**	
(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, **Christopher M. Hogan and wife Melissa Jane Hogan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vivian S. Burr, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly part of the southerly 13.0 feet of Lot No. 27 on the Plan of W.S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 on the Plan of Brownsville as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Porter Pike at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two lots, easterly 210.0 feet more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 86.5 feet to the northeast corner of said Lot No. 2 in the south line of an alley easterly 15.0 feet, more or less, to the southwest corner of part of said Lot No. 27 conveyed by J. A. Moley to Mrs. Eliza J. Redditt by deed of record in Book 561, page 108, said Register's Office; thence with her West line, northerly 13.0 feet; thence westerly parallel with the south line of said Lot No. 27, 219.5 feet, more or less, to the easterly margin of Porter Pike; thence with the margin of said Pike, southerly 100.0 feet to the beginning.

Being the same property conveyed to Christopher M. Hogan and wife Melissa Jane Hogan by deed of record in Book 11602, Page 960, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Christopher M. Hogan by Melissa Jane Hogan as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020228-0025576, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1105 Porter Road, Nashville, TN 37206**

(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 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/our hand(s)** this **26th day of February, 2002**.

Christopher M. Hogan by Melissa Jane Hogan POA
Christopher M. Hogan

Melissa Jane Hogan
Melissa Jane Hogan

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Melissa Jane Hogan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2002.

Commission expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee County of Davidson

On this 26th day of February, 2002 before me personally appeared Melissa Jane Hogan, the person who executed the foregoing instrument on behalf of Christopher M. Hogan, and acknowledged that she executed the same as the free act and deed of the said Christopher M. Hogan, through Power of Attorney granted Melissa Jane Hogan , by the said Christopher M. Hogan.

Notary Public

Commission Expires:
1-29-05