WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/02 07:56 2pgs
Fees:13.00 Taxes:214.60

20020710-0082711

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Julia M Hogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 1-15
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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 P. Hogan (NAME)	same (NAME)	MAP 119-5
1284 Old Hillsboro Road (ADDRESS)	(ADDRESS)	PARCEL 173
Franklin, TN 37069 (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, Helen B. Shacklett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger P. Hogan and wife, Julia M. 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:

Being part of Lot No. 3 of Block 27 in the resubdivision of Cumberland Nurseries, as of record in Plat Book 161, page 166, Register's Office for said County, described as follows:

Beginning at a point 92 feet east of the northwest margin of Lot No. 3, running thence south parallel with the western margin of Lot No. 3, 187.5 feet to the north line of Lot No. 7; thence with the north line of Lot No. 7 east 70 feet to a point; thence north 187.5 feet to the south margin of Elberta Street; thence west with the southern margin of Elberta Street, 70 feet to the beginning.

Being the same property conveyed to Earl C. Shacklett and wife, Helen B. Shacklett by deed from the Trustees of The House of Davis, Woodring M. Fryer and Vonda M. Fryer, Trustees and individually of record in Book 5966, page 238, Register's Office for Davidson County, TN. The said Earl C. Shacklett having since died and the property vested in Helen B. Shacklett by estate by the entireties.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 161, page 166, said Register's Office.

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.

unimproved ( )
This is improved (X) property, known as 321 Elberta Street, Nashville, TN 37210
(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 hand this 8th day of July 2002

Helen B. Shacklett By Roy Stephen Shacklett Attorney in fact

Helen B. Shacklett by Roy Stephen Shacklett by Power of Attorney of record in Instrument No. 20020520-0061348, Register's Office for Davidson County, TN

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 July 8, 2002, before me personally appeared Roy Stephen Shacklett to me known to be the person who executed the foregoing instrument in behalf of Helen B. Shacklett and acknowledged that he executed same as the free act and deed of said Helen B. Shacklett for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 2002.

My Commission Expires:
3-26-05

PHYLLIS KEENAN
NOTARY
PUBLIC
DAVIDSON COUNTY, TN

Phyllis Keenan
Notary Public