WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Julia M Hogan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-19-05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

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 179
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:

Land in Davidson County, Tennessee, being Lot No. 7 and the easterly 19.58 feet of Lot No. 6 on the Map of a Re-Subdivision of a part of Block 27 in Cumberland Nurseries of record in Book 161, page 139, Register's Office for said County.

Being the same property conveyed to Earl C. Shacklett and wife, Helen B. Shacklett by deed from Virginia Ellen Hill of record in Book 4702, page 220, 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 139, 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.

Davidson County DEEDWARR
Recvd: 07/10/02 07:59 2pgs
Fees:13.00 Taxes:244.20
20020710-0082713

unimproved ( )
This is improved (X) property, known as 305-307 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

Notary Public