40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/02/03 16:24 2pgs
Fees:13.00 Taxes:197.95
20030702-0091936

ADDRESS NEW OWNER:

Roger P. Hogan
P. O. Box 40202
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 119-1,
PARCEL 394

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia Ann Allen, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Roger P. Hogan ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Map of Overhill City and W. H. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.
>
> Being the same property conveyed to Steve A. Cooper and wife, Patricia A. Cooper by deed of record in Book 9933, page 884, Register's Office for Davidson County, Tennessee. The said Steve A. Cooper, also known as Steve Allen Cooper and Patricia A. Cooper, also known as Patricia Ann Cooper, have since divorced by Final Decree of record in Book 11661, page 335, said Register's Office, vesting title in Patricia Ann Cooper, now known as Patricia Ann Allen, being restored to her maiden name by said Divorce Decree.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 211 Oriel Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1 day of July, 2003.

Patricia ann allen
Patricia Ann Allen

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia Ann Allen, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1 day of July, 2003.

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $53,500.00.

AFFIANT

Subscribed and sworn to before me this 1 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT