THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 47,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2003

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 07/22/03 10:09 2pgs
Fees:13.00 Taxes:173.90
20030722-0102327

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROGER P. HOGAN 312 Oriel Avenue Nashville, Tennessee 37210	SAME	MAP 119-1 PARCEL 308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND AND NO/100---------- ---------- ($ 47,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , DOUGLAS W. WATTS, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROGER P. HOGAN hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 102 of Block 30 on the Map of Overhill City and W.H. Fox Subdivision of Blocks No. 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.

SAID Lot No. 102, Block 30, fronts 50.0 feet on the northerly margin of Oriel Avenue and extends back between parallel lines 150.0 feet to an alley in the rear.

BEING the same property conveyed to Douglas W. Watts, an unmarried person, by deed from William T. Nolan and wife, Nancy Nolan, of record in Book 11369, page 147, Register's Office for Davidson County, Tennessee; the said Douglas W. Watts having since married.

Catherine J. Oster, spouse of Douglas W. Watts, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 312 Oriel Avenue, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Overhill City and W.H. Fox S/D Cumberland Nurseries of record in Book 332 , page 21 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 21st day of July, 2003.

DOUGLAS W. WATTS

CATHERINE J. OSTER

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 Douglas W. Watts and Catherine J. Oster, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2003.

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public