40-A

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

ADDRESS NEW OWNER:

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

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 119-02-0
Parcel 129.00

Davidson County DEEDWARR
Recvd: 08/20/03 15:54 2pgs
Fees:13.00 Taxes:127.65
20030820-0121104

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, Steven Ray Reed, 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. 32 and the westerly 16 feet of Lot No. 33 on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10, and parts of Lots Nos. 6, 11, 12, 13 Cumberland Nurseries, of record in Book 332, page 36, Register's Office for said County.
>
> Said Lot No. 32 and the westerly part of Lot No. 33 front together 66 feet on the southerly side of Evelyn Street and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Steven Ray Reed and wife, Lisa H. Reed, by deed from Angela D. Steele, unmarried, of record in Book 8343, page 208, and being the same property conveyed to Steven Ray Reed by deed from of record in Book 9285, page 683, said Register's Office.
>
> 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 103 Evelyn Drive, 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 himself, his 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 20 day of August, 2003.

Steven Ray Reed

Steven Ray Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 20 day of August, 2003.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $34,500.00.

AFFIANT

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

Subscribed and sworn to before me
this 20 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07