STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Sandra S. Tomlin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of August, 2003.

Notary Public

My Commission Expires: 8/4/05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/22/03 13:23 2pgs
Fees:13.00 Taxes:307.10
20030922-0139828

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles S. Bruce
312 Oriel Drive
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
119-1, parcel 308

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roger P. Hogan** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles S. Bruce, a married man** hereinafter referred to as 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. 102 of Block 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 50.00 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 Roger P. Hogan by warranty deed from Douglas W. Watts, married of record in Instrument No. 20030722-0102327, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 312 Oriel Drive , 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of August, 2003.

Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger P. Hogan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN