Davidson County DEEDWARR
Recvd: 01/14/04 08:36 2pgs
Fees:13.00 Taxes:1367.34

20040114-0005590

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,550.00

Janet McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

JULY 29, 2003

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben A. Flatt	Trustmark National Bank	146-16-55
472 Hogan Road	P.O. Box 522	
Nashville, TN, 37220	Jackson, MS 39205	

FOR AND IN 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, I/WE,

Hogan Road Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ben A. Flatt and wife, Laura Flatt

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. 112, on the Plan of an Addition of Crievewood, as of record in Book 2854, page 112, Register's Office for Davidson County, Tennessee.

Said Lot fronts 120 feet on the northerly side of Hogan Road and measures 276.1 feet on the sidelines to a dead line in the rear on which it measures 120.10 feet.

Being the same property conveyed to Hogan Road Partnership by Quitclaim Deed from Frank Bryant, unmarried, of record in Instrument No.: 20030509-0062666; and by Deed of Correction of record in Instrument No.: 20031229-0183181, Register's Office for Davidson County, Tennessee.

Included herewith is that certain easement agreement between grantors herein and Suzanne P. Martin for installation of the sewer servicing this lot of record as Instrument Number 20040114-0005589 **, Register's Office for Davidson County, Tennessee.**

SEE POWER OF ATTORNEY IN INST. # 20031216-0179577 FROM FRANK BRYANT TO ADAM EASTEN.

Unimproved ( )
This is improved (X) property known as 472 Hogan Road, Nashville, TN 37220

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/our hand(s) this 9th day of January, 2004

Hogan Road Partners

BY: A/E CONSTRUCTION INC, PARTNER
A/E Construction, Inc.

BY: PRESIDENT
Adam Epstein, President

BY: FRANK BRYANT PARTNER BY ATTORNEY IN FACT
Frank Bryant, General Partner by Adam Epstein Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Adam Epstein with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the President of the A/E Construction and a General Partner of Hogan Road Partners the within named bargainor, and corporation, and that as such President and General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Adam Epstein as such President and General Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of January, 2004.

Notary Public

My commission expires: 7/29/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of January, 2004, personally appeared Adam Epstein to me known to be the person who executed the foregoing instrument on behalf of Frank Bryant as Attorney in Fact, and acknowledged that Adam Epstein executed the same as the free act and deed of Frank Bryant.

Notary Public

My Commission Expires: 7/29/2006