This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 02/26/04 08:56 2pgs
Fees:13.00 Taxes:273.80

20040226-0021704

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 2004.

Notary Public

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Roger P. Hogan P.O. Box 40202 Nashville, TN 37204	SAME	105-11-8

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PGF Investments, a general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roger P. Hogan, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 3 on the Map of Patton's Subdivision, as of record in Book 974, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the northerly side of Southgate Avenue and runs back between parallel lines 153 feet to a dead line.

Being the same property conveyed to PGF Investments by Trustee's Deed of record in Instrument No. 20040116-0006983, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2004 and all subsequent years, a lien not yet due and payable.
2. Plan of record at Book 974, page 44, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 608 Southgate Ave., Nashville, TN 37203.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise

herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of February, 2004.

PGF Investments

By: Carl Boone

Carl Boone, Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Carl Boone, with whom I am personally acquainted, and who upon oath, acknowledged himself to be a Partner of PGF Investments, a general partnership, the within named bargainor, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name PGF Investments, by himself as such Partner.

Witness my hand, at Nashville, Tennessee, this 25th day of February, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN