WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 16:08 3pgs
Fees:18.00 Taxes:196.10

20040408-0040499

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$53,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of March, 2004

Notary Public
My Commission expires: 3.6.
(Affix Seal)

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2005

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Roger P. Hogan	SAME	119-02-125.00
1284 Old Hillsboro Road		
Franklin, TN 37069		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Roger P. Hogan**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract No. 1

Land in Davidson County, Tennessee, being described as .17 acre bordering on Evelyn Drive and further known as Field Book no. 6DA-15548 and Map 119-1, Parcel 260, Tax Records of Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being part of Lot No. 25, on the map of Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 26 on said plan; thence with the westerly boundary of Lot No. 26 southwardly 77.1 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to the easterly margin of an alley; thence with said alley northwardly 94 feet to the said southerly margin of Evelyn Drive; thence with said margin eastwardly 50 feet, more or less, to the point of beginning and containing 4278 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from E. H. Jones and wife, Virginia Tucker Jones, on September 17, 1969, of record in Book 4366, page 260, Register's Office for Davidson County, Tennessee.

Tract No. 2

Being Lot No. 26 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Remaining part of Lot No. 26 fronts 50 feet on an alley and runs back 89.70 feet, more or less, as the easterly line and 72.90 feet, more or less, on the westerly line to the margin of I-440 of which it measures 52.8 feet.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being part of Lot No. 26 on the Map of the Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 27 on said plan; thence with the westerly boundary of Lot No. 27 southwardly 60.3 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to a point in the easterly boundary of Lot No. 25; thence with said boundary northwardly 77.1 feet to the southerly margin of Evelyn Drive; thence with said margin south 84 degrees east 50 feet to the point of beginning and containing 3435 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from Clarence Preston and wife, Bertha Preston, on November 26, 1969, of record in Book 4383, page 410, Register's Office for Davidson County, Tennessee.

Tract No. 3

Being Lot No. 28 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

Tract No. 4

Being Lot No. 27 on the Map of certain lots in Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

A Deed heretofore conveyed from Millard Trenton Stubblefield, et ux, to the Highway Department of the State of Tennessee of record in Book 4360, page 62, Register's Office for Davidson County, Tennessee, being described as follows:

Being parts of Lot Nos. 27 and 28 on the plan of the Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Drive said point being the northeast corner of Lot No. 26, on said plan; thence with the margin of Evelyn Drive South 84 deg. 00 min. East 100 feet to the northwest corner of Lot No. 29; thence with the westerly boundary of Lot 29 southwardly 26.6 feet to a point; thence South 77 deg. 21 min. West 105.7 feet to the easterly boundary of said Lot No. 26; thence with said boundary northwardly 60.3 feet to the point of beginning and containing 4345 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

The Highway of State of Tennessee, or its duly authorized agents or assigns is hereby given the right to enter upon Grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on the land granted to said Highway Department, and the remaining land to the Grantor herein. Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from Millard Trenton Stubblefield and wife, Louise Finney Stubblefield, on August 25, 1969, of record in Book 4366, page 260, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Home Properties, LLC, from Thomas W. Gulley and wife, Angela D. Gulley, by deed on March 5, 2004, of record in Instrument Number 20040311-0028368, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 36, Register's Office Davidson County, Tennessee. (All Tracts)
- Subject to Easement for highway purposes contained in deed of record in Book 4366, page 260, Register's Office Davidson County, Tennessee. (Tract No. 1)
- Subject to Easement for highway purposes contained in deed of record in Book 4383, page 410, Register's Office Davidson County, Tennessee. (Tract No. 2)
- Subject to Easement for highway purposes contained in deed of record in Book 4360, page 62, Register's Office Davidson County, Tennessee. (Tract No. 4)
- Easement for Water Service Line of record in Book 4480, page 227, Register's Office Davidson County, Tennessee. (Tract No. 3)

This is improved property known as: **109, 113 & 117 Evelyn Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 22, 2004.

Cornerstone Home Properties, LLC

By Lane Wallace, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of March, 2004, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: