This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

New Owner - Send Tax Bills:
Roger P. Hogan
PO Box 40202
Nashville, TN 37204

Davidson County DEEDTRS
Recvd: 04/13/04 11:05 2pgs
Fees:13.00 Taxes:457.52
20040413-0041299

Map & Parcel: 105-4-73

TRUSTEE'S QUITCLAIM DEED

WHEREAS Andre G. Swett executed a Deed of Trust to Chan McCullough, Trustee, as same appears of record instrument # 20021018-0128437, Register's Office of Davidson County, Tennessee to secure the payment of a certain indebtedness held by and owing to HomeTrust Partners;

WHEREAS, default was made in the payment of the aforesaid indebtedness and in performance of the covenants described in the Deed of Trust, by reason of which the entire balance was declared due and payable; and

WHEREAS I, Chan McCullough, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, April 9, 2004, at 10:35 A.M., at FRONT DOOR OF THE OLD BEN WEST LIBRARY, 225 POLK AVE, DAVIDSON COUNTY, TENNESSEE, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time, the highest and best bid was submitted by

Roger P. Hogan

NOW THEREFORE, in consideration of the premises, I, Chan McCullough, Trustee, exercising the power and authority vested in me, and in bar of equities of redemption, statutory redemption, dower and homestead, do hereby quitclaim to Roger P. Hogan, his successors and assigns, all my interest in the following described real property, to-wit:

Land in Davidson County, Tennessee described as Lots No. 456 and 457 in Maury & Claiborne's Addition to South Nashville, of record in Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said Lots No. 456 and 457 front together 80 feet on the southerly side of Perkins St and run back between parallel lines 147 feet, more or less, to the northerly margin of Hubbard Alley.

Being the same property conveyed to Andre G. Swett from HomeTrust Partners by deed of record instrument # 20021018-0128436, R.O.D.C.

Property address: 49 Perkins St, Nashville, TN 37210

I, Chan McCullough, Trustee, convey unto Purchaser, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual; property is subject to any governmental zoning or subdivision ordinances or regulations in effect thereon and further subject to any unpaid taxes or assessments owing on the property.

Witness my hand this at Nashville, Tennessee this 9th day of April 2004.

_____, Trustee
Chan McCullough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chan McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee this ____ day of April 2004

Commission expires May 30, 2007 Notary Public _____

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ 123,655.

_____
AFFIANT

Subscribed and sworn to me this 9 day of April 2004.

Commission expires May 30, 2007 Notary Public _____