Record Second

Address New Owners:
Roger P. Hogan
PO Box 40202
Nashville, TN 37204

Map Parcel No:
93-16-324

Send Tax Bills to:
Same

Davidson County DEEDWARR
Recvd: 08/19/04 08:48 3pgs
Fees:18.00 Taxes:125.80
20040819-0100116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Talton Williams and wife, Araminta Williams

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Roger P. Hogan

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed from Lowrey Mooney to Johnny Burroughs and wife, Linda Burroughs, a one-half undivided interest, and Talton T Williams and wife, Araminta Williams a one-half undivided interest, by deed of record instrument # 20031126-0171728, R.O.D.C. Johnny Burroughs and wife, Linda Burroughs quitclaimed their one-half interest to Talton T Williams and wife, Araminta Williams by instrument #20040819-0100115 of record, R.O.D.C., Tennessee.

This is improved property known as: **81 Fairfield Av, Nashville, TN 37210**

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 17th day of August, 2004.

Talton Williams Araminta Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Talton Williams and wife, Araminta Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August 2004.

Commission expires 1-29-05 Notary Public W. John McCulloch, Jr

WILLIAM C. McCULLOCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $34,000.

Araminta Williams

AFFIANT

Subscribed and sworn to me this 17th day of August, 2004.

Commission expires 1-29-04 Notary Public W. John McCulloch, Jr

WILLIAM C. McCULLOCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

This instrument prepared by:
Araminta Williams
700 Craighead St., Suite 103
Nashville, TN 37204

EXHIBIT "A" LEGAL DESCRIPTION

Being the southerly 32 feet of the northerly 160.5 feet of Lot No. 1; the southerly 32 feet of the northerly 160.5 feet of Lot No. 2; the northerly 31 feet of the easterly 2 feet of Lot No. 2, and the northerly 61.5 feet of the westerly 5 feet of Lot No. 3 on the Map of Weakley and Warren's Re-subdivision of Block "D", Hermitage Addition, as of record in Book 161, page 93, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Fairfield Avenue 160.5 feet S 9° 30' W. from the South margin of Fain Street; running thence with the east margin of Fairfield Avenue, N. 09° 30' E. 32 feet to a point 128.5 feet from the south margin of Fain Street; thence S 88° E, parallel to Fain Street, 136.7 feet to a stake, said stake being 5 feet east of the line between Lots 2 and 3; running thence south 03° 30' West, parallel to said line between Lots 2 and 3, 60.5 feet to the north margin of a 20-foot alley; running thence with the north margin of said alley, 7 feet to a stake, said stake being 2 feet west of the line between Lots 2 and 3; running thence N 03 30' E, parallel to said lot line between Lots 2 and 3, 31 feet to a stake; thence N 88° W, 134.5 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, Surveyor, dated March 24, 1951.

Included in the above description, but expressly excluded from this conveyance is the following described tract conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 17, 1965, and of record in Deed Book 3805, page 488, said Register's Office, and described as follows:

Being a part of the southerly 32 feet of the northerly 160.5 feet of Lot No. 1; the southerly 32 feet of the northerly 160.5 feet of Lot No. 2; the northerly 31 feet of the easterly 2 feet of Lot No. 2, and the northerly 61.5 feet of the westerly 5 feet of Lot No. 3, on the Map of Weakley and Warren's Re-subdivision of Block "D", Hermitage Addition, as of record in Book 161, page 93, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Fairfield Avenue, 160.5 feet south 09° 30' west from the south margin of Fain Street; running thence with the east margin of Fairfield Avenue, N 09° 30' east 32 feet to a point 128.5 feet from the south margin of Fain Street; thence south 88° east parallel to Fain Street, 10.07 feet to a point in the new east margin of Fairfield Avenue; thence south 09° 30 West, parallel to and 30 feet from the centerline of Fairfield Avenue, 32 feet to a point; thence north 88° west 10.07 feet to the point of beginning and containing 320 square feet.