Davidson County DEEDWARR
Recvd: 08/27/04 09:43 2pgs
Fees:13.00 Taxes:370.00
20040827-0103751

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

Send Tax Bills to:
Same

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,

HomeTrust Partners

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:

Tract 1:1828 Cephas St, Nashville, TN 37208, Map 81-7, parcel 414
Being Lot No 13 on the Plan of Cephas Woodard Subdivision of Lots 5 & 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County., Tennessee.
Being the same property conveyed to HomeTrust Partners by Trustee's Deed from Chan McCullough, Trustee of record instrument # 20040827-0103750, Register's Office for Davidson County., Tennessee.

Tract 2:1811 Cephas St, Nashville, TN 37208, Map 81-7, parcel 398
Being Lot No 48 on the Plan of Cephas Woodard Subdivision of Lots 5 & 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County., Tennessee.
Being the same property conveyed to HomeTrust Partners by Trustee's Deed from Chan McCullough, Trustee of record instrument # 20040827-0103750, Register's Office for Davidson County., Tennessee.

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 26TH day of Aug, 2004.

Nancy Ryans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Ryans, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of HomeTrust Partners, the within named bargainor, a Tennessee general partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of HomeTrust Partners, by herself as partner .

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August 2004.

Commission expires 1/29/05 Notary Public W. McCullough Jr.

WILLIAM C. McCULLOUGH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Nancy P Hoyes

AFFIANT

Subscribed and sworn to me this 25 day of August, 2004.

Commission expires 7-19-08 Notary Public 7-19-08

Laura Shoun

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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