Box 14A

WARRANTY DEED

State of Tennessee
County of Davidson

File No.: 17385-4

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00**.

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2004.

Notary Public

My commission expires: 4/11/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/14/04 08:42 2pgs
Fees:13.00 Taxes:74.00
20040914-0110572

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger P. Hogan	**"New Owner"**	**Map 082-12, Parcel 052.00**
P.O. Box 40202		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James C. and Lois T. Pickett Charitable Remainder Unitrust, William R. Hostettler, Successor Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger P. Hogan, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 196, on the Plan of The Neill S. Brown to East Nashville, formerly shown on previous deeds as Neill S. Brown's Addition to Edgefield now East Nashville, of record in Plat Book 57, page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James C. Pickett and wife, Lois T. Pickett by Deed from Robert Lee Price and wife, Martha B. Price, of record in Book 3890, Page 635, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to James C. Pickett by deed dissolving tenancies by the entirety from Lois T. Pickett of record in Book 5053, page 238, said Register's Office (being Tract No. 11 on page 244) and further conveyed to James C. and Lois T. Pickett Charitable Remainder Unitrust, (Deed shows James C. and Lois T. Pickett Charitable Trust) Ellen P. Blanton and Henry E. Martin, Trustees by Quitclaim Deed from James C. Pickett of record in Book 9925, page 766, said Register's Office. William R. Hostettler, Sr. was appointed Successor Trustee by Successor of Trustee of record in Book 10248, page 249, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (____) Unimproved (____) property, known as: **306 Neill Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the 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 land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this **13th** day of **September, 2004.**

James C. and Lois T. Pickett Charitable Remainder Unitrust

William R. Hostettler, Sr. ~~Successor Trustee~~

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William R. Hostettler, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of the James C. and Lois T. Pickett Charitable Remainder Unitrust, within named bargainor, and that he as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as such Successor Trustee.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **September, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 4/10/05