Return to: Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, TN 37238

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 11/30/04 13:02 2pgs
Fees:13.00 Taxes:93.24

20041130-0142227

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $25,200.00.

Affiant

Subscribed and sworn to before me this 23rd day of November, 2004.

Notary Public

My Commission Expires: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Comm. Exp. March 6, 2006

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Roger P. Hogan P.O. Box 40202 Nashville, TN 37204	SAME	105-7-431.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Robert S. Bubis,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roger P. Hogan,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being parts of Lot No. 6 and Lot No. 8 in John Lunsden's Plan No. 2 as recorded in Book No. 57, page 116, Register's Office for Davidson County, Tennessee.

Said property fronts 33 feet on the west side of Second Avenue, South, formerly South Market Street, Nashville, Tennessee, and runs back westwardly between parallel lines 118 feet, more or less, to an alley and is composed of the most southerly 12 feet of said Lot No. 6 and the most northerly 21 feet of Lot No. 8 in John Lunsden's Plan No. 2.

Being the same property conveyed to Robert S. Bubis by deed of record in Book 9923, page 324, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2005 and all subsequent years, a lien, but not yet due and payable.
2. Plan of record in Book 57, page 116, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 1307 Second Avenue South, Nashville, TN 37210

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day of November, 2004.

By: _____
Robert S. Bubis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Robert S. Bubis, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 23rd day of November, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC AT LARGE
My Comm. Exp. March 6, 2006
WILLIAMSON COUNTY, TN