PICK-UP

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

Map Parcel No:
105-16-108

Send Tax Bills to:
Same

Davidson County DEEDWARR
Recvd: 01/04/05 14:08 2 pgs
Fees:13.00 Taxes:240.50
20050104-0001281

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,

Venture Properties, a Tennessee general partnership

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:

Being Lot No. 2 on the Map of Corrine Place, of record in Book 332, page 1, Register's Office Davidson County, Tennessee.

Being the same property conveyed from Joyce Louise Copeland to Venture Properties by deed of record in Book 10887, page 491, R.O.D.C.

This is improved property known as: **2114 Gladstone Av, Nashville, TN 37204**

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 31st day of December, 2004.

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 31 day of December 2004.

LISA MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY STATE OF TENNESSEE

MY COMMISSION EXPIRES MAY 30, 2007
Commission expires _____ Notary Public Lisa Morgan

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $165,000 .

Chan P. Hogan
AFFIANT

Subscribed and sworn to me this 31 day of December, 2004.

LISA MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY STATE OF TENNESSEE

MY COMMISSION EXPIRES MAY 30, 2007
Commission expires _____ Notary Public Lisa Morgan

This instrument prepared by:
Chan McCullough
905 Travelers Ct
Nashville, TN 37220