THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
Charles Robert Ogle, et. ux.	PAYMENT OF REAL PROPERTY TAXES:	
801 Harbor View Terrace	Same as New Owner	Map: 51-07
Old Hickory, TN 37138		Parcel: 090.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Nemo Hatcher, a widower, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto Charles Robert Ogle and wife Barbara L. Ogle, hereinafter referred to as 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. 13 on the Plan of Oakland Acres, Part 1, of record in Book 1424, Page 53, Register's Office for Davidson County, Tennessee, more specifically described as follows:

Beginning on the southerly margin of Due West Avenue, at the corner of Lots Nos. 13 and 14, thence with said Avenue, westwardly 149.7 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, southwestwardly 38.8 feet to the easterly margin of an unnamed street; thence with said street, southwardly 182.1 feet; thence South 77 degrees 12' East 183.1 feet to the corner of said Lots Nos. 13 and 14; thence with the line between said lots, northwardly 244.6 feet to the beginning.

Being the same property conveyed to Nemo Hatcher and wife Emily M. Hatcher by deed of record in Book10104 Page 458, Register's Office for Davidson County, TN.; and the said Emily M. Hatcher died on August 28, 2004, at which time the property became vested in Nemo Hatcher as surviving tenant by the entirety.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 207 W. Due West Ave., Madison, TN. 37115.

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, the GRANTOR, does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, and which will be paid by the Grantees in full without proration when due. Real property Taxes for the taxable year 2004 will be paid by the Grantor, in full, without

And, the GRANTOR, does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 01/10/05 16:18 2 pgs
Fees:13.00 Taxes:758.50
20050110-0003813

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Nemo Hatcher

Nemo Hatcher

"GRANTEES"

Charles Robert Ogle

Charles Robert Ogle

Barbara L. Ogle

Barbara L. Ogle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nemo Hatcher, a widower and Charles Robert Ogle and wife Barbara L. Ogle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of January, 2005.

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of January, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE