This Instrument Was Prepared By:

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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of Jan., 2005.

Notary Public

My Commission Expires: 4-22-07

Davidson County DEEDWARR
Recvd: 01/13/05 13:19 2 pgs
Fees:13.00 Taxes:414.40
20050113-0004978

LISA R. VICTORY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires APR. 22, 2007

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Howard S. Spahnle Margret L. Spahnle 9010 Tuscany Way Colorado Springs, CO 91410	Countrywide Home Loans P.O. Box 10213 Van Nuys, CA 91410	105-11-8.00

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, **Roger P. Hogan, married,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Howard S. Spahnle and wife, Margret L. Spahnle**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 3 on the Map of Patton's Subdivision, as of record in Book 974, page 44, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the northerly side of Southgate Avenue and runs back between parallel lines 153 feet to a dead line.

Being the same property conveyed to Roger P. Hogan by Deed of record in Instrument No. 20040226-0021704, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2005 and all subsequent years.
2. Plan of record in Book 974, page 44, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 608 Southgate, Nashville, TN 37203.

Note: This property is not now nor has it ever been the principal residence of the Grantor.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of January, 2005.

By: _____

Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Roger P. Hogan, 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 7th day of January, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

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

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN08318