Davidson County DEEDWARR
Recvd: 03/15/05 09:15 2 pgs
Fees:13.00 Taxes:536.50

20050315-0028234

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 $145,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2005.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Wilson Gan Co 327 Tanglewood Court Nashville, TN 37211	SAME	105-4-73.00

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,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wilson Gan Co, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as Lot Nos. 456 & 457 in Maury & Claiborne's Addition to South Nashville, of record in Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot Nos. 456 & 457 front together 80 feet on the southerly side of Perkins St. and run back between parallel lines 147 feet, more or less, to the northerly margin of Hubbard Alley.

Being the same property conveyed to Roger P. Hogan by Trustee's Deed of record in Instrument No. 20040413-0041299, Register's Office for Davidson County, Tennessee.

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

This conveyance in made subject to:

1. Taxes for 2005 and all subsequent years, a lien not yet due and payable.
2. Plan of record at Book 21, pages 84 & 85, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 49 A-D Perkins Street, Nashville, Tennessee 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 11th day of March, 2005.

By: Roger P. Hogan

Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF Williamson

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 Brentwood, Tennessee, this 11th day of March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

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