This Instrument Was Prepared By:

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Davidson County DEEDWARR
Recvd: 08/17/05 08:47 2 pgs
Fees:13.00 Taxes:120.25

20050817-0097392

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me this 12th day of August 2005.

Notary Public

My Commission Expires: 3.6.06

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

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Buttriss Living Trust 830 Pleasant Valley Rd. Nashville, TN 37204	SAME	82-12-52.00

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 **Benjamin T. Buttriss and Christina C. Buttriss, Trustees of the Buttriss Living Trust, dated March 16, 2001,** hereinafter called the Grantees, their heirs, assigns, successors and/or representatives, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of The Neil S. Brown to East Nashville, formerly shown on previous deeds as Neill S. Brown's Additions to Edgefield now East Nashville, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger P. Hogan by Deed of record in Instrument No. 20040914-0110572, 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 57, page 50, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 306 Neill Ave., Nashville, TN 37206.

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, assigns, successors and/or representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of August, 2005.

By _____
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 12th day of August, 2005.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.06

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