WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 8/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Alexander Askew (NAME)	New Owner (NAME)	119-01-258, 119-
109 Evelyn Dr. (ADDRESS)	(ADDRESS)	02-125, 119-01-
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	260, 119-01-259

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roger P. Hogan, married*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Alexander Askew, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 109 Evelyn Dr, Davidson County, Nashville, TN 37210 AND:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Being the same property conveyed to Roger P. Hogan by deed dated 03-30-04, from Cornerstone Home Properties, LLC, filed for record on 04-08-04, in Instrument No. 200404080040499, Register's Office for Davidson County, Tennessee.

*The subject property was for investment purposes only and has never been the residence of the Grantor or any spouse of the Grantor.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 10/31/05 10:48 4 pgs
Fees:23.00 Taxes:361.31

20051031-0131035

unimproved ( )
This is improved (X) property, known as 109 Evelyn Dr., Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 27th day of October 2005

Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger P. Hogan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 27th day of October, 2005.

Commission expires 8/31/08

Notary Public

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

Tract No. 1

Land in Davidson County, Tennessee, being described as .17 acre bordering on Evelyn Drive and further known as Field Book no. 6DA-15548 and Map 119-1, Parcel 260, Tax Records of Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being part of Lot No. 25, on the map of Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 26 on said plan; thence with the westerly boundary of Lot No. 26 southwardly 77.1 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to the easterly margin of an alley; thence with said alley northwardly 94 feet to the said southerly margin of Evelyn Drive; thence with said margin eastwardly 50 feet, more or less, to the point of beginning and containing 4278 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from E. H. Jones and wife, Virginia Tucker Jones, on September 17, 1969, of record in Book 4366, page 260, Register's Office for Davidson County, Tennessee.

Tract No. 2

Being Lot No. 26 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Remaining part of Lot No. 26 fronts 50 feet on an alley and runs back 89.70 feet, more or less, as the easterly line and 72.90 feet, more or less, on the westerly line to the margin of I-440 of which it measures 52.8 feet.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Being part of Lot No. 26 on the Map of the Subdivision of part of Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Evelyn Drive said point being the northwest corner of Lot No. 27 on said plan; thence with the westerly boundary of Lot No. 27 southwardly 60.3 feet to a point; thence south 77 degrees 21 minutes west 52.8 feet to a point in the easterly boundary of Lot No. 25; thence with said boundary northwardly 77.1 feet to the southerly margin of Evelyn Drive; thence with said margin south 84 degrees east 50 feet to the point of beginning and containing 3435 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from Clarence Preston and wife, Bertha Preston, on November 26, 1969, of record in Book 4383, page 410, Register's Office for Davidson County, Tennessee.

Tract No. 3

Being Lot No. 28 on the Map of the subdivision of Lot Nos. 7, 8, 9, 10 and parts of Lot Nos 6, 11, 12, and 13, Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

Tract No. 4

Being Lot No. 27 on the Map of certain lots in Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 50 feet on the southerly side of Evelyn Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

A Deed heretofore conveyed from Millard Trenton Stubblefield, et ux, to the Highway Department of the State of Tennessee of record in Book 4360, page 62, Register's Office for Davidson County, Tennessee, being described as follows:

Being parts of Lot Nos. 27 and 28 on the plan of the Subdivision of certain lots in Cumberland Nurseries as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Drive said point being the northeast corner of Lot No. 26, on said plan; thence with the margin of Evelyn Drive South 84 deg. 00 min. East 100 feet to the northwest corner of Lot No. 29; thence with the westerly boundary of Lot 29 southwardly 26.6 feet to a point; thence South 77 deg. 21 min. West 105.7 feet to the easterly boundary of said Lot No. 26; thence with said boundary northwardly 60.3 feet to the point of beginning and containing 4345 square feet.

The above described property is hereby conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right and ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

The Highway of State of Tennessee, or its duly authorized agents or assigns is hereby given the right to enter upon Grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on the land granted to said Highway Department, and the remaining land to the Grantor herein. Being the same property conveyed to The State of Tennessee for the use and benefit of the Department of Highways by deed from Millard Trenton Stubblefield and wife, Louise Finney Stubblefield, on August 25, 1969, of record in Book 4366, page 260, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger P. Hogan by deed dated 03-30-04, from Cornerstone Home Properties, LLC, filed for record on 04-08-04, in Instrument No. 200404080040499, Register's Office for Davidson County, Tennessee.