Davidson County DEEDWARR
Recvd: 10/24/06 09:17 3 pgs
Fees:18.00 Taxes:203.50

20061024-0131574

This Instrument Was Prepared By:

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this 4 day of October 2006.

Notary Public

My Commission Expires: 6/12/09

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Oscar L. Cullom 81 Fairfield Ave Nashville, TN 37210	Owner	93-16-324.00

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

SEE ATTACHED EXHIBIT "A"

This conveyance in made subject to:

1. County Taxes for all subsequent years, a lien not yet due and payable.
2. Plan of record at Plat Book 161, page 93, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 81 Fairfield Ave., Nashville, TN 37210.

Note: This property is not now nor has it ever 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 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 4th day of October, 2006.

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 4th day of October, 2006.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Being the southerly 32 feet of the northerly 160.5 feet of Lot No. 1; the southerly 32 feet o the northerly 160.5 feet of Lot No. 2; the northerly 31 feet of the easterly 2 feet of Lot No. 2, and the northerly 61.5 feet to the westerly 5 feet of Lot No. 3 on the Map of Weakly and Warren's Re-subdivision of Block "D" Hermitage Addition, as of record in Book 161 Page 93, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Fairfield Avenue 160.5 feet S 9 degrees 30' W. from the South margin of Fain Street; running thence with the east margin of Fairfield Avenue, N 09 degrees 30' E. 32 feet to a point 128.5 feet from the south margin of Fain Street; thence S 88 degrees E, Parallel to Fain Street, 136.7 feet to a stake, said stake being 5 feet east of the line between Lots 2 and 3; running thence south 03 degrees 30' West, parallel to said line between Lots 2 and 3, 60.5 feet to the north margin of a 20-foot alley; running thence with the north margin of said alley, 7 feet to a stake, said stake being 2 feet west of the line between Lots 2 and 3; running thence N 03 30'E, parallel to said lot line between Lots 2 and 3, 31 feet to a stake; thence N 88 degrees W, 134.5 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, Surveyor date March 24, 1951.

Included in the above description, but expressly excluded from this conveyance is the following described tract conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 17, 1965, and of record in Deed Book 3895, Page 488, said Register's Office and described as follows:

Being a part of the southerly 32 feet of the northerly 106.5 feet of Lot No. 1; the southerly 32 feet of the northerly 160.5 feet of Lot 2; the northerly 31 feet of the easterly 2 feet of Lot No. 2 and the northerly 61.5 feet of the westerly 5 feet of Lot No. 3, on the Map of Weakly and Warren's Re-subdivision of Block D Hermitage Addition, as of record in Book 161, Page 93, Register's Office for said County, described as follows:

Beginning at point in the east margin of Fairfield Avenue, 160.5 feet south 09 degrees 30' west from the south margin of Fain Street; running thence with the east margin of Fairfield Avenue, N 09 degrees 30' east 32 feet to a point 128.5 feet from the south margin of Fain Street; thence south 88 degrees east parallel to Fain Street, 10.07 feet to a point in the new east margin of Fairfield Avenue; thence south 09 degrees 30 West, parallel to and 30 feet from the centerline of Fairfield Avenue, 32 feet to a point; thence north 88 degrees west 10.07 feet to the point of beginning and containing 320 square feet.

Being the same property conveyed to Roger P. Hogan on August 17, 2004 by Warranty Deed of record in Instrument 20040819-0100116 said Register's Office.