Davidson County DEEDWARR
Recvd: 07/21/08 08:49 2 pg
Fees:13.00 Taxes:139.86
20080721-0074222

THIS INSTRUMENT PREPARED BY: **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street Regions Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0000	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $37,800.00 James Fisher AFFIANT Subscribed and sworn to before me, this 24th day of June, 2008. NOTARY PUBLIC My Commission Expires: 3.20.2010

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

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
James Fisher 1813 16th Avenue N Nashville, TN 37208	SAME	81-7-414.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Roger P. Hogan ("Grantor") does hereby bargain, sell, transfer and convey unto **James Fisher** ("Grantee") his heirs and assigns, all of their right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 13 on the Plan of Cephas Woodard Subdivision of Lots 5 & 6 Woodard Property, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Roger P. Hogan by deed of record in Instrument No. 20040827-0103751, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **James Fisher**, his heirs and assigns, forever.

AND **Roger P. Hogan** does hereby covenant with **James Fisher**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Roger P. Hogan** does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to **James Fisher,** his heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1828 Cephas Street, Nashville, TN 37208

IN WITNESS WHEREOF, this Warranty Deed has been executed this 24th day of June, 2008.

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 24th day of June, 2008.

NOTARY PUBLIC

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

MY COMMISSION EXPIRES:

Permitted Encumbrances

1. County Taxes for 2008 shall be paid by the Grantee, all subsequent years a lien not yet due and payable.

2. Plan of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

3. Any and all zoning, building restrictions, setback requirements and general utility, sewer and drainage easements of record and any and all facts that an accurate survey or inspection would disclose.