PREPARED BY (AND RETURN TO):

Gregory Polzin
7323 Weston Way
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20100005637 DEEDWARR
Recvd: 01/28/10 14:34 2 pgs
Fees:13.00 Taxes:129.50
20100128-0007263

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT
John Andrew Hogan 1618 16th Ave North Nashville, TN 37208	John Andrew Hogan 1618 16th Ave North Nashville, TN 37208

TAX MAP-PARCEL NUMBERS: 81-11-362

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$35,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Willie H. Wilson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Andrew Hogan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly half of lot 302 on the Plan of McGavock, Wetmore and others Second Addition to Nashville, called the addition to the Town of McGavock, as of Record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee.

The northerly half of said lot 302 fronts 50 feet on the northeasterly side of 16th Avenue North, formerly Hendershot street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Willie H. Wilson by Quit Claim deed of record in Book 7439, page 200 Register's Office for Davidson County, TN.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 21 Page 41, said Register's Office.

This is improved property, known as: 1618 16th Avenue North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Willie H. Wilson

Willie H. Wilson

State of TENNESSEE

County of DAVIDSON

On this January 28th 2010, before me the undersigned authority, personally appeared Willie H. Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 1-9-12

KIM LEGATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Sworn and subscribed before me this the 28th day of January, 2010

Notary Public

My Commission Expires: 1-9-12

KIM LEGATE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.