This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100033181 DEEDWARR
Recvd: 06/02/10 10:23 2 pgs
Fees:13.00 Taxes:277.50
20100602-0042308

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2010.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Address New Owner:
Beverly Wilson
1307 2nd Avenue South
Nashville, TN 37210

Send Tax Bill To:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Map & Parcel:
105-070-43100

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 **Beverly Wilson**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lot No. 6 and Lot No. 8 in John Lunsden's Plan No. 2 as record in Book 57, Page 116, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger P. Hogan by deed from Robert S. Bubis, dated November 23, 2004, of record in Instrument No. 20041130-0142227, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters shown on plat of record in Plat Book 57, Page 116, Register's Office for Davidson County, Tennessee.
2. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1307 2nd Avenue South, Nashville, TN 37210

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, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of May, 2010.

Roger P. Hogan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Roger P. Hogan,** the within named 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 at Brentwood, TN, this 28th day of May, 2010

Linda J. Ott
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.