WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- TEN AND NO/100 ---------- *DOLLARS*

Cash paid by MANNING H. FLAUM, JR., AND WIFE, JEAN M. FLAUM, and other good and valuable considerations, the receipt of which is hereby acknowledged.

---------- JAMES M. HOGAN AND WIFE, DOLORES DONOVAN HOGAN

have bargained and sold, and by these presents do transfer and convey unto the said MANNING H. FLAUM, JR., AND WIFE, JEAN M. FLAUM *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Two, West Meade Hills, as of record in Book 2980, Page 98, Register's Office for said County, and described as follows: BEGINNING at a point in the east margin of Windrowe Drive, at the corner of Lots No. 85 and 86; thence with the line between said lots, easterly 252.1 feet to a line of Lot No. 88; thence with the line of said Lot No. 88, northwesterly 118.6 feet to a corner of Lot No. 87; thence with the line between Lots No. 86 and 87, northwesterly 134.68 feet to a concrete monument at the corner of a cemetery; thence with the line of said cemetery lot and along the line of the accessway thereto, as follows: southwesterly [illegible].7 feet to a concrete monument; northwesterly 82.7 feet to a concrete monument; westerly 127.88 feet to a concrete monument in the east margin of Windrowe Drive; thence with the margin of the same, southerly 148 feet to the point of beginning. Being the same property conveyed to James M. Hogan and wife, Dolores Donovan Hogan, by deed from John F. Downey and wife, as of record in Book 3184, Page 180, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MANNING H. FLAUM, JR., AND WIFE, JEAN M. FLAUM *their heirs and assigns, forever.*

And we do covenant with the said MANNING H. FLAUM, JR., AND WIFE, JEAN M. FLAUM *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,* except for 1962 taxes a lien not yet due and payable. 1962 Taxes have been pro-rated and assumed.

And JAMES M. HOGAN AND WIFE, DOLORES DONOVAN HOGAN *do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said* MANNING H. FLAUM, JR., AND WIFE, JEAN M. FLAUM, *their heirs and assigns against the lawful claims of all persons, whomsoever. Witness our hands this 19 day of April, 1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Hogan

James M. Hogan

Dolores Donovan Hogan

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, James M. Hogan *a Notary Public in and for said County and State,* James M. Hogan and Dolores Donovan Hogan,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Cincinnati, Ohio *this* 19th *day of* April, *19* 62

James M. Hogan *Notary Public*

Commission expires [illegible]

My [illegible]

Ohio [illegible]