WARRANTY DEED

BOOK 4449 PAGE 539

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. W. B. Hogan (NAME)	W. B. Hogan (NAME)	map 168
[redacted]e (STREET ADDRESS OR ROUTE NUMBER)	312 Stahlman Building (STREET ADDRESS)	P/O parcel 47
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

two thousand nine hundred---------- *DOLLARS*

cash paid to me by W. B. Hogan and wife Elsie C. Hogan, the receipt of which is hereby acknowledged, and further of the assumption by the said W. B. Hogan and wife Elsie C. Hogan of the remaining balance due on a $3,800 installment-deed note dated July 13th, 1970, and payable to the order of Kenneth B. McPherson as agent (the payment of the said note being secured by an installment deed dated July 13th, 1970, and recorded at page 983 of Book 4431 in the Register's office of Davidson County), I, Edna Little Green, a single woman,

OCT-2?? CONV *6,700.00
OCT-2?? S'TAX A* 17.42
OCT-2?? PR'FEE A* .50
OCT-2?? W'DEED A* 6.00 * 23.92

have bargained and sold, and by these presents do transfer and convey unto the said W. B. Hogan and wife Elsie C. Hogan, and their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

in the 9th Civil District of Davidson County on the west side of Tennessee highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26th, 1970, and being more particularly described as follows:
beginning at a point at the intersection of the westerly margin of Tennessee highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded at page 242 of Book 548 in the Register's office of Davidson County; thence in a southwesterly direction with Maggie B. Allison's northerly boundary and with the meanders of a fence south 54½° west 1058.2 feet to the center of East Fork Creek; thence in a northerly direction with the meanders of the center line of East Fork Creek north 21° 41' west 299 feet; thence leaving East Fork Creek in an easterly direction parallel to Allison's northerly boundary north 54½° east 912.2 feet to a point in the westerly margin of highway No. 96; thence with the westerly margin of highway No. 96 in a southeasterly direction with a curve to the left, the said curve having a cord of south 49°54' east 299.8 feet, a length of three hundred feet to the point of beginning, containing 6½ acres more or less;
being the same property conveyed to Edna Little Green from Kenneth B. McPherson and others by deed dated July 13th, 1970, and recorded at page 983 of Book 4431 in the said Register's office.

(This instrument was prepared by W. R. Baker, attorney at law,
205 North Main Street, Ashland City, Tennessee 37015.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,700.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 1970.

Notary Public

My commission expires October 9th, 1971.

(Affix Seal)

unimproved (X)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. B. Hogan and wife Elsie C. Hogan, and their *heirs and assigns, forever.*

And I *do covenant with the said* W. B. Hogan and wife Elsie C. Hogan *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for the said installment deed of record at page 983 of Book 4431 in the said Register's office, to which installment deed this conveyance is expressly made subject.

And I *do further covenant and bind* myself, and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. B. Hogan and wife Elsie C. Hogan, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* September, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edna Lou Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. R. Baker, *a Notary Public in and for said County and State, the within named* Edna Little Green, a single woman,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* September, *19* 70.

W. R. Baker, *Notary Public.*

Commission Expires October 9th, 1971.

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

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

Witness my hand and official seal at, *this* *day of*, *19*

, *Notary Public.*

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , ***a Notary Public of the State and County aforesaid, personally appeared***, ***with whom I am personally acquainted, and who, upon oath, acknowledged*** ***self to be*** ***of the*** , ***the within named bargainor, a corporation,*** , ***being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by*** ***self as*** .

Witness my hand and seal, at office in,
this ***day of***, *19*.

Notary Public

Commission Expires.

WARRANTY DEED

FROM

EDNA LITTLE GREEN

TO

W. B. HOGAN et ux.
ELSIE C. HOGAN

A 91893

IDENTIF. REFERENCE

OCT 7 2 26 PM '70

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE