Deed 735

TENNESSEE TITLE COMPANY

BOOK 4754 PAGE 735

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Donald L. Bogan (NAME)	Mr. & Mrs. Donald L. Bogan (NAME)	Map 162-8
188 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	188 Tusculum Road (STREET ADDRESS)	Par. 13
Antioch Nashville, 37213 Tennessee (CITY) (P. O. ZONE) (STATE)	Antioch Nashville, 37213 Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ------- Three Thousand & No/100($3,000.00)--------
---------- DOLLARS
cash in hand paid by Donald L. Bogan and wife, Patsy B. Bogan,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 3 on the Plan of Colewood Acres, Section 1, as of record in Plat Book 3700, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 80.60 feet along the northerly margin of Tusculum Road and runs back between lines which measures 130.0 feet along the easterly line and 130.5 feet along the westerly line, to a dead line in the rear upon which measures 72.34 feet.

Being part of the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Government, by deed from Shufeld Company, of record in Book 4006, page 315, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4003, page 11, Register's Office for Davidson County, Tennessee; owner's certificate, a 30 foot setback line from Tusculum Road, a 10 foot easement for utility and drainage purposes along the rear line of the lot, and a 5 foot easement for utility and drainage along the side lines of the lot as shown on Plan of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Tusculum Road (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized 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. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 28th day of September, 19 73.

Attest: Clif. Ogden, Secretary-Treasurer

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD
By: J. C. Bradford Chairman

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Madison Gwin, a Notary Public within and for the State and County aforesaid, personally appeared J. C. Bradford and Clif Ogden, with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the Chairman and the Secretary-Treasurer respectively of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, a corporation, and that (they) (he) as such Chairman and xxxx Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. C. Bradford as such Chairman, and attesting the same by the said Clif Ogden as such Secretary-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the day of September, 19 73.

My commission expires Oct 28, 1974 Ronald Duane Elliott Notary Public.

RONALD DUANE ELLIOTT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by:
TENNESSEE TITLE COMPANY
Harry Mittwede - 1214 Church St.
Nashville, Tennessee 37246

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PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

DONALD L. BOGAN AND WIFE, PATSY B. BOGAN
REGISTER STAMP BELOW

Corporate Warranty Deed

FROM METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD
To

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IDENTIF. REFERENCE

OCT 11 10 55 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 11 MISC A* 4.00 * 4.00

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.