This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

From Information furnished by Seller

WARRANTY DEED

BOOK 4838 PAGE 528

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard Austin Birchett (NAME)	Loan Guaranty Officer V. A. Regional Office	Map 119-13
521 W. Morton (STREET ADDRESS OR ROUTE NUMBER)	801 Broad Street (STREET ADDRESS)	Pat 193
Nashville, TN 37210 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----$10----

====Ten and no/100==== Dollars,
Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4799, page 27, dated March 15, 1974 to secure Administrator of Veterans Affairs, in the original amount of $10,500.00 payable as therein specified, Joe A. Benedict and C. Wayne Beck, Trustees.

We, James W. Ogan, Jr., and wife Alma R. Ogan

have this day bargained and sold, and do hereby transfer and convey unto the said

Howard Austin Birchett and wife Maymie R. Birchett

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 65 on the Map of College Heights, as of record in Book 332, page 19, Register's Office Davidson County, Tennessee, to which reference is made for a more particular description.

This conveyence is made subject to the 1974 Metropolitan Nashville-Davidson County Taxes.

Being the same property conveyed to James W. Ogan, Jr., and wife Alma R. Ogan by deed from Charles M. Johnson, authorized Officer for the Administrator of Veterans Affairs of record in Book 4799, page 25, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,486.55

Subscribed and sworn to before me, this the 27 day of July 19 74

Affiant Howard A Birchett

My commission expires: 1/22/75 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 521 West Morton Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Howard Austin Birchett and Maymie R. Birchett

their ~~successors~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Howard Austin Birchett and wife Maymie R. Birchett

their

~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 27 day of July, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Ogan, jr., and wife Alma R. Ogan, *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 Nashville, *Tennessee, this* 25th *day of* July, *19* 74.

Commission expires 1/22/75

Notary Public

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, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose 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 .....

JUL 29 72	CONV	12,486.55			
JUL 29 72	S'TAX		A*	32.50	
JUL 29 72	PR'FEE		A*	.50	
JUL 29 72	W'DEED		A*	4.00	* 37.00

WARRANTY DEED

FROM
JAMES W. OGAN, JR., ET UX

TO
HOWARD AUSTIN BIRCHETT, ET UX

C 6 5 0 0 2

IDENTIF. REFERENCE

JUL 29 11 58 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238