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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

VERA MAI BOGUS

TO

AUGUSTA MAYES, JR.

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Augusta Mayes, Jr. (NAME)	Same (NAME)	69-15
Emerald Drive (STREET ADDRESS OR ROUTE NUMBER)	2017-14th Ave. N. (STREET ADDRESS)	11 Part
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nash, Tenn. 37208 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

AUG 22 2 06 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 74

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Feb 19, 1977

(AFFIX SEAL)

C68330

For and in Consideration of the sum of

---------Eight Thousand and no/100---------- DOLLARS

cash in hand paid by Augusta Mayes, the receipt of which is by me acknowledged,

I, Vera Mai Bogus,

have bargained and sold, and by these presents do transfer and convey unto the said AUGUSTA MAYES, JR.

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

Being Lot No. 1 of the Re-Subdivision of Lot No. 11 of Hydes Ferry Park, Section II, as of record in Book 2330, page 176, that is recorded in Book 4060, page 23, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 1 fronts 165.0 feet on the southeasterly side of Emerald Drive and extends back 264.9 feet on the southerly line and 246.2 feet on the northerly line to a line in the rear measuring 75.4 feet thereon.

Being the same property conveyed to Vera Mai Bogus, by deed from Earl Hawkins and Ray Barrett, d/b/a B & H Company, as of record in Book 4146, page 37, said Register's Office.

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This is {unimproved / improved} property, known as Emerald Drive, Nashville, Tennessee
(House Number) (Street) 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 Augusta Mayes, Jr. his heirs and assigns, forever.

And I do covenant with the said Augusta Mayes, Jr. 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.

And I, Vera Mai Bogus, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Augusta Mayes, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of August, 1974

X Vera Mai Bogus

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera Mai Bogus

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 21st day of August, 19 74

Mary Alice Brown, Notary Public.

Commission expires My Commission Expires Feb 12 1977

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 .....

AUG22- CONV *8,000.00
AUG22- STAX A* 20.80
AUG22- TITLE A* .50
AUG22- WDEED A* 4.00 * 25.30

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

....., Notary Public.

Commission expires .....