BOOK 5117 PAGE 221

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: 6/17/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Bogus, et ux	Diversified Mortgage Company	69-16-75
(NAME)	(NAME)	
1620 Elizabeth Road	2509 West End Avenue	13DA-62245
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37218	Nashville, TN 37203	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, STEVE JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT N. BOGUS AND WIFE, VERA BOGUS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

BEGINNING at a point on the northerly margin of Ashton Avenue, 180 feet westerly from the northwest corner of said Ashton Avenue and Hydes Ferry Road, said point being the southwest corner of Lot No. 22 on said plan; thence with the northerly margin of said Ashton Avenue, westwardly 100 feet to the southeast corner of Lot No. 19 of said plan; thence with the line between said lots Nos. 19 and 20, northwardly 156.15 feet to the southerly margin of Elizabeth Street; thence with the southerly margin of said Elizabeth Street, eastwardly 100 feet to the northwest corner of Lot No. 21 on said plan; thence with the line between said lots Nos. 20, 21 and 22, southwardly 156.15 feet to the beginning.

BEING the same property conveyed to Steve Jones by deed from Mary M. Johnson, a widow, of record in Book 4755, page 638, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1620 Elizabeth Road, Nashville, TN 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of February, 1977

Steve Jones

STEVE JONES

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of February 19 77.

Commission expires 6/7/80

Peter Weiss
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM

STEVE JONES

TO

ROBERT N. BOGUS AND WIFE, VERA BOGUS

D 90353

IDENTIF. REFERENCE

FEB 22 2 39 PM '77

FELIX E. ... REGISTER
DAVIDSON CO. TENN.

CONV. 35,000.00

FEB 22 77 S'TAX B* 91.00
FEB 22 77 PR'FEE B* .50
FEB 22 77 W'DEED B* 4.00 *

95.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.