This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5257 PAGE 84

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard F. Bogue et ux	First & Mid-South Mortgage Co.	Map 102-11
(NAME) 816 Templeton Drive	(NAME) P. O. Box 2568	Parcel 38
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN.	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated January 22, 1973, and filed for record January 23, 1973, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4674, page 317, and note of even date thereby secured, in the original principal amount of $29,500.00 payable to First & Mid-South Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of John Carroll Felts and wife, Mary C. Felts under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, John Carroll Felts and wife, Mary C. Felts,

have this day bargained and sold, and do hereby transfer and convey unto the said Howard F. Bogue and wife, Ann C. Bogue, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of Brook Meade, Section X, of record in Book 2331, page 135, Register's Office for said County.
Said Lot No. 381 has frontages of 183.0 feet on the northerly side of Adkisson Lane and 184.0 feet on the easterly side of Templeton Drive connected at the northeasterly corner of the intersection of such public roadways by a curved line having a radius of 25.0 feet and a length of 39.3 feet, and extends back 208.7 feet on the northerly line and 218.0 feet on the easterly line to a point at the rear.

Being the same property conveyed to John Carroll Felts and wife, Mary C. Felts, by deed from Robert M. Smythe and wife, Barbara P. Smythe, of record in Book 4674, page 315, Register's Office for said County.

This conveyance is made subject to a public utility easement, anchor easement, a 75-foot building setback line, a 100-foot building setback line, and conditions of owner's certificate, as shown in Book 2331, page 135; and restrictive covenants of record in Book 2545, page 594, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,354.01

Subscribed and sworn to before me, this the 27th day of February, 19 78.

My commission expires: 4/21/80 (Affix Seal)

Affiant: X Howard F. Bogue

Notary Public: Mary Ann Felts

This is unimproved ( ) improved (X) property, known as 816 Templeton Drive, 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 F. Bogue and wife, Ann C. Bogue, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard F. Bogue and wife, Ann C. Bogue, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 27th *day of* February, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Carroll Felts

Mary C. Felts

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* John Carroll Felts and wife, Mary C. Felts,

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 27th *day of* February, *19* 78

Commission expires 4/21/80

Mary Ensey
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

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 .....

FEB 27 78	CONV	45,354.01			
FEB 27 78	S'TAX		B*	118.04	
FEB 27 78	PR'FEE		B*	.50	
FEB 27 78	W'DEED		B*	4.00	* 122.54

PLEASE RETURN TO
CHICAGO TITLE INS.
FIRST AMERICAN CE
NASHVILLE

WARRANTY DEED

FROM
John Carroll Felts et ux

TO
Howard F. Bogue et ux

E 52374

IDENTIF. REFERENCE

FEB 27 3 14 PM '78

FELIX Z. ...ELSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238