1134345

BOOK 5362 PAGE 599

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Patrick Joseph Hogue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF November, 1978

Notary Public

MY COMMISSION EXPIRES: My Commission Expires April 18, 1982

(AFFIX SEAL)

This Instrument Was Prepared By
DINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Joseph Hogue (NAME)	Fidelity Federal Savings & Loan (NAME)	90-16
533 American Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 40 Js
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Marguerite Nicholson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Joseph Hogue and wife, Mary O. Hogue

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 Davidson County, Tennessee, being Lot No. 34 on the Plan of Charlotte Park Subdivision, Section I, as of record in Book 2663, pages 2, 3, 4, 5 and 6, said Register's Office.

Said Lot No. 34 fronts 70.0 feet on the southerly side of American Road and runs back 145.5 feet on the westerly line and 148.0 feet on the easterly line, to a dead line in the rear, on which it measures 77.7 feet.

Being the same property conveyed to Ira Nicholson and wife, Marguerite Nicholson, by deed from Terrell Bruce McConnell and wife, Darlene E. McConnell, as of record in Book 4928, page 733, Register's Office for Davidson County, Tennessee, the said Ira Nicholson having since died, the property became vested in Marguerite Nicholson as the surviving tenant by the entirety.

This is unimproved ( ) improved (X) property, known as 533 (House Number) American Road (Street) Nashville (P. O. Address) 37209 (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 10th day of November, 1978

X Marguerite Nicholson
Marguerite Nicholson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Donald C. Heer, a Notary Public in and for said County and State, the within named Marguerite Nicholson

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 10th day of November 1978.

Commission expires October 18,1981

Donald C. Heer
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

WARRANTY DEED

FROM
Marquerite Nicholson

TO
Patrick Joseph Hogue and wife,
Mary O. Hogue

F 99621

IDENTIF. REFERENCE

Nov 10 2 53 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

11/10/78	CONV	41,000.00			
11/10/78	S'TAX		B*	106.60	
11/10/78	PR'FEE		B*	.50	
11/10/78	W'DEED		B*	4.00	* 111.10