THIS INSTRUMENT PREPARED BY: MARVIN G. MEIGGS, JR.
Attorney at Law
126 North Water Street
Gallatin, Tennessee 37066

BOOK 5555 PAGE 577

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NUMBER
JAMES S. BOGLE, ET UX BOX 24 CAMPBELL ROAD GOODLETTSVILLE, TN. 37072	SAME	MAP-33; P/O PARCEL-45 FIELD BOOK NUMBER 10D 32540

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RUBY M. ELROD, a widow, have bargained and sold, and by these presents do transfer and convey unto the said JAMES S. BOGLE and wife, RITA J. BOGLE the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows:

Beginning at a point in the southerly margin of Campbell Road, said point being located at the northerly most northeasterly corner of a tract consisting of 5.098 acres, more or less, which is this day being conveyed to the GRANTEES herein under separate deed, and being the northerly most northwesterly corner of the herein described tract; thence with the southerly margin of Campbell Road, North 73° 58' 30" East 15.36 feet to a point; thence continuing with the southerly margin of said Campbell Road, South 87° 02' 26" East 1167.75 feet to a post at the northwesterly corner of the Stanley property of record in Book 5239, Page 127, Register's Office for said County; thence leaving the southerly margin of said Campbell Road and with the westerly property lines of lands owned by Stanley, Tribble and Gober, South 2° 52' 11" West 1197.98 feet to a post in the line of Gober; thence with the line of Gober, North 86° 14' 24" West 488.12 feet to a post, corner to Gober; thence continuing with Gober's line, South 2° 49' 48" West 465.51 feet to a point in the northerly margin of Lowes Lane, said point being the southerly most southwesterly corner of the property owned by Gober of record in Book 3878, Page 734, said Register's Office; thence with the northerly margin of said Lowes Lane, North 86° 02' 34" West 116.38 feet to the beginning of a slight curve to the left; thence with said curve having a tangent of 19.98 feet, a distance of 39.95 feet to a point; thence North 88° 16' 34" West 221.53 feet to a point, said point being the southeasterly corner of a 5.00 acre, more or less, tract being this day conveyed to Neal B. Smith and wife, Barbara E. Smith; thence leaving the northerly margin of said Lowes Lane and with the easterly line of the property being conveyed to Smith, North 0° 04' 27" West 466.69 feet to a point; thence North 88°

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16' 34" West 466.69 feet to a point in the easterly line of property owned by Jackson; thence with Jackson's easterly line North 0° 04' 27" West 102.22 feet to a set stone at a fence corner, Jackson's northeasterly corner; thence with the easterly line of property owned by Bess, North 0° 28' 21" West 579.40 feet to a point; thence leaving the easterly line of the Bess property, North 89° 31' 39" East 326.73 feet to the northwesterly corner of an old cemetery lot; thence with the northerly line of said cemetery lot, North 73° 54' 45" East 27.04 feet to a point; thence South 41° 49' 34" East 31.33 feet to a point; thence South 7° 46' 20" East with a line which passes through the southeasterly corner of said cemetery lot at 37.40 feet, a total distance of 156.60 feet to a point; thence South 88° 30' East 210.14 feet to a point; thence North 1° 30' East 300.00 feet to a point; thence North 63° 52' 35" West 533.69 feet to a point; thence North 35° 50' 06" East 179.33 feet to the point of beginning, containing 36.957 acres, more or less.

Included in the above description but expressly excluded from this conveyance is an old cemetery lot consisting of .058 acre, more or less, as set out in the survey by John Kohl, Surveyor, dated January 4, 1980, and being the family graveyard reserved in the deed from J. A. Lowe, et ux, to G. W. Peay of record in Book 492, Page 368, said Register's Office.

Being part of the same property conveyed to Wilburn S. Elrod and wife, Rubie W, Elrod, by deed from Ella Mai Vanatta West, a widow, of record in Book 2600, Page 351, Register's Office for Davidson County, Tennessee. The said Wilburn S. Elrod has since become deceased leaving the said Rubie W. Elrod as the sole owner as the surviving tenant by the entirety.

Rubie W. Elrod and Ruby W. Elrod are one and the same person.

This is unimproved property.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And I do covenant with the said GRANTEES 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, unless otherwise herein set out. And I do further covenant and bind myself, my 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.

Whenever 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 11th day of January, 1980.

Ruby W. Elrod
RUBY W. ELROD

STATE OF PENNSYLVANIA

COUNTY OF Chester

Personally appeared before me, the undersigned officer, a Notary Public in and for said County and State, the within named RUBY W. ELROD, a widow, 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 at West Chester, Pennsylvania, this 11th day of January, 1980.

Jo Anne Supplee
Notary Public

JO ANNE SUPPLEE, Notary Public
West Goshen Twp., Chester Co.
My Commission Expires Oct. 6, 1980

My Commission Expires: October 6, 1980

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me, this the 15th day of January, 1980.

M. B. Meiggs
Notary Public

My Commission Expires: 8/13/80

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IDENTIF. REFERENCE

JAN 15 12 38 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5555 PAGE 580

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70000.00- CO	
			182.00 CO TX	
			.50 REL	
	VD		.50- REL	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 191.50-	
			735801715750 PH	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72266

IDENTIF. REFERENCE

JAN 15 12 38 PM '00

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 736877