THIS INSTRUMENT PREPARED BY: MARVIN G. MEIGGS, JR.
Attorney at Law
126 North Water Street
Gallatin, Tennessee 37066 BOOK 5555 PAGE 586

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO	MAP-PARCEL NUMBER
JAMES S. BOGLE, ET UX	SAME	MAP - 33
BOX 24 CAMPBELL ROAD		P/O PARCEL - 45
GOODLETTSVILLE, TENN. 37072		FB# 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 W. 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 the northeasterly corner of the Bess property of record in Book 2863, Page 573, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence with southerly margin of Campbell Road, North 73° 58' 30" East 251.91 feet to a point; thence leaving the margin of said Campbell Road, South 35° 50' 06" West 179.33 feet to a point; thence South 63° 52' 35" East 533.69 feet to a point; thence South 1° 30' West 300.00 feet to a point; thence North 88° 30' West 210.14 feet to a point; thence North 7° 46' 20" West with a line which passes through the southeasterly corner of an old cemetery lot at 119.20 feet, a total distance of 156.60 feet to a point in the easterly line of said cemetery lot; thence continuing with the easterly line of said cemetery lot, North 41° 49' 34" West 31.33 feet to a point, said point being the northerly most corner of the hereinabove referenced cemetery lot; thence with the northwesterly line of said cemetery lot, South 73° 54' 45" West 27.04 feet to a point, said point being the northwesterly corner of said cemetery lot; thence South 89° 31' 39" West 326.73 feet to a point in the easterly line of the Bess property; thence with Bess' easterly line; North 0° 28' 21" West 436.92 feet to the point of beginning, containing 5.098 acres, more or less.

01/15 269.50- CHECK

7361

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 improved property, known as BOX 24 CAMPBELL ROAD, GOODLETTSVILLE, TENNESSEE 37072.

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 seal at West Chester, Pennsylvania, this 11th day of January, 1980.

Notary Public

My Commission Expires: October 6, 1980

STATE OF TENNESSEE

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COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00.

AFFIANT

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

Notary Public

My Commission Expires: 8/13/80

F 72268

IDENTIF. REFERENCE

JAN 15 12 40 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5555 PAGE 589

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

100000.00- CO
260.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 269.50-
7361A01/15/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72268

IDENTIF. REFERENCE

JAN 15 12 40 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 736879