BOOK 5842 PAGE 580

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Hogan and wife, Harriet R. Hogan	Commerce Union Bank (NAME)	Map 104-9
3717 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 52
Nashville Tn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 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, Katharine F. Crosthwait, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Hogan and wife, Harriet R. Hogan

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 Nashville, Davidson County, Tennessee, more particularly described as follows: Lot 170 in Division B of the Plan of the Richland Realty Company's Second Subdivision, which is of record in Book 332, page 92, Register's Office for said County.

Said Lot 170 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192-1/2 feet to a 15 foot alley.

Being the same property conveyed to Katharine F. Crosthwait, unmarried, by installment deed from Flora Ambrose Davis, unmarried, of record in Book 5737, page 364, said Register's Office.

The above property is conveyed subject to 1982 Metropolitan Government taxes.

unimproved ( )
This is improved ~~XX~~ property, known as 3717 Central Avenue, Nashville, Tennessee 37205.
(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 successors, assigns 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 19th day of January, 19 82.

Katharine F. Crosthwait

Katharine F. Crosthwait

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katharine F. Crosthwait, 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 19 day of January, 1982.

Commission Expires: 7/21/85

Carol R. Kinsey
Notary Public

STATE OF)
COUNTY OF)

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 purpose 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 ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

Katharine F. Crosthwait,

an unmarried person

TO

John J. Hogan and wife,

Harriet R. Hogan

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

G 7.6201.

IDENTIF. REFERENCE

JAN 19 3 18 PM '82

FELIX Z. WILCOX JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 110,000.00

Subscribed and sworn to before me this 19 day of January, 19 82.

My Commission Expires: 7/21/85

Carol R. Kinsey
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			110000.00- CO	
			286.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 292.50-	
			8295A01/19/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G76201

IDENTIF. REFERENCE

JAN 19 3 19 PM '82

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TENN.

No. 862999