Instrument Prepared By:
J. B. Herbert
Kelley, Herbert & Crawford
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
130-7-34	Roy J. Pogue, et ux 4301 Harding Place Nashville, TN .37205	New Owner BOOK 6120 PAGE 687
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
BM-8450	4301 Harding Place	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

LILIA D. MAURICIO, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROY J. POGUE and wife, MILDRED A. POGUE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Resubdivision of Lots 24, 25, 26, 27, 28 and 29 on the Revised Plan of New Gold Club Subdivision, as of record in Book 4300, page 199, and corrected by Surveyors Certificate of Correction, in Book 4662, page 427; and described as follows:

BEGINNING at a point in the southerly margin of Harding Place, said point being the common front corners of Lots Nos. 1 and 2; thence along the margin of said Harding Place, south 87 degrees 44 minutes east 248.8 feet to a point at the southeast intersection of Lynwood Boulevard and Harding Place; thence along the westerly margin of Lyncwood Boulevard, south 11 degrees 10 minutes west 254.0 feet to a point; thence leaving Lynwood Boulevard and with the northerly margin of the Harold G. Oliphant property, north 79 degrees 01 minutes west 243.2 feet to a point; said point being the common rear corners of Lots Nos. 1 and 2; thence along the dividing line between said Lots Nos. 1 and 2, north 10 degrees 29 minutes east 216.3 feet to a point in the southerly margin of Harding Place, the point of beginning.

Being the same property conveyed to Lilia D. Mauricio, by Trustee's Deed from W. P. Ortale, Trustee, as of record in Book 5994, page 254.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1983 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of August, 1983.

Lilia D. Mauricio

Lilia D. Mauricio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6120 PAGE 688

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Lilia D. Mauricio, unmarried

the bargainor(s), 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, the 22nd day of August, 19 83.

My commission expires: 7-27-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF August 83.

MY COMMISSION EXPIRES: 7-27-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

LILIA D. MAURICIO, UNMARRIED

TO

ROY J. POGUE and wife, MILDRED A. POGUE

H 6 8 7 0 7

IDENTIF. REFERENCE

AUG 22 3 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6120 PAGE 689

FOR

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

200000.00- CO
520.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 526.50-
1662A08/22/83 BAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 7 0 7

IDENTIF. REFERENCE

Aug 22 3 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 973131