FILE BOX 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 36,845.00 Duane P Vogel

Subscribed and sworn to before me, this 21st day of September, 1984.

Notary Public

My Comm. expires: 11-1-87

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THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. One Union Street, Nashville, TN 37219-0428

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Duane P. Vogel et ux	City Federal Savings & Loan Association	6DA-9421
103 Stirton Road	7700 Little River Turnpike	Map: 119-03
Nashville, TN 37217	Annandale, VA 22003	Par: #65

WARRANTY DEED

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, I, EDITH CANTRELL, Executrix of the Estate of Emma Cavender, deceased hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DUANE P. VOGEL and wife, JEAN F. VOGEL, hereinafter called the Grantees, their heirs and assigns, a certain Tract or Parcel of Land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 39 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for said County.

SAID Lot No. 39 fronts 65 feet on the southerly side of Stirton Road and runs back between lines, 243.9 feet on the westerly line and 126.8 feet on the easterly line to a dead line in the rear, measuring 160 feet thereon.

BEING the same property conveyed to Emma Cavender by deed from Joe A. Hamm and wife, Imo C. Hamm, of record in Book 3954, Page 945, the said Emma Cavender having since died, she having expressly granted to Grantor the power to sell the said property in her Last Will and Testament, of record in Will Book 143, Page 518, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as: 103 Stirton Road Nashville, TN 37217

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 I do covenant with the said GRANTEES that the said Emma Cavender was lawfully seized and possessed of said land in fee simple, and that I have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind the estate of the said Emma Cavender, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this 21st day of September, 1984.

Edith Cantrell, Executrix
Edith Cantrell

STATE OF TENNESSEE
DAVIDSON COUNTY

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Edith Cantrell, Executrix of the Estate of Emma Cavender

the bargainor, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, 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 21st day of September, 1984.

Notary Public

My Comm. expires: 11-1-84

I 5 1 6 2 1

IDENTIF. REFERENCE

SEP 24 2 54 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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
			36845.00- CAMT.	
			95.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	102.18-
			2825A09/24/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:5 1:6 2 1 1

IDENTIFICATION REFERENCE

SEP 24 2 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071288