BOX 30

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STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 75900.00

Subscribed and sworn to before me, this the 14 day of February 19 86

Affiant

Notary Public Ruth M. Foran

My commission expires: July 18, 1987
(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Charley B. Hogans	Same
4205 Hydes Ferry Rd.	
STREET ADDRESS	STREET ADDRESS
Nashville TN.	
CITY STATE ZIP	CITY STATE ZIP

MAP & PARCEL NO. 069-11-0011.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, R. DOUGLAS CUTLER AND WIFE, CATHERINE S. CUTLER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CHARLEY B. HOGANS AND WIFE, KORAN D. HOGANS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 8 on the Plan of Elias Simpkins Tract, of record in Plat Book 2 at page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to R. DOUGLAS CUTLER AND WIFE, CATHERINE S. CUTLER by deed recorded in Book 6602 at page 349, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1986 and subsequent years, easements and the following restrictive covenants of record: 1. No lot may be used for any purpose except for the construction and maintenance of a residential building and no such residential structure on any such lot shall be designed, constructed or used, for more than two families. 2. No residence building shall be constructed on any lot unless the same be of natural stone, brick, natural stone veneer, brick veneer, or stucco or brick (including brick veneer) or masonry structure; provided, however, wood asbestos, or stucco may be used for gables and dormers, and provided further, that the wood panelling or siding or stucco may be used for decoration, such as decorative panels. 3. The ground floor area of a single family residence constructed of masonry veneer, exculsive of porches, garages, terraces, etc., shall contain not less than 1300 square feet.

80814

IDENTIFICATION REFERENCE

MAR 6 9 27 AM '86

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

03/02 203.84 - CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4205 Hydes Ferry Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14 day of February, 19 86

R. Douglas Cutler

Catherine S. Cutler

R. Douglas Cutler

Catherine S. Cutler

State of Tennessee
County of Davidson

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On this 14 day of February, 19 86, before me personally appeared R. DOUGLAS CUTLER AND WIFE, CATHERINE S. CUTLER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 18, 1987

Ruth M. Foran
Notary Public
Ruth M. Foran

NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

75900.00- CAMT.
157.34 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 208.94-
0367A03/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:08 814

IDENTIFICATION REFERENCE

MAR 6 9 27 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 224757