THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

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| ADDRESS NEW OWNER: | SEND TAX BILLS: | MAP-PARCEL: |
|---|---|---|
| Howard C. Fogle, et ux | Simmons First Nat'l Bank | Map 74 |
| 701 Bay Court | P. O. Box 7448 | Group 4 |
| Old Hickory, TN 37138 | Pine Bluff, AR 71611 | Parcel 98 |
| | | Field Book |
| | | #04D-34067 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John W. Davenport, Jr., and wife, Patricia Davenport,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Howard C. Fogle and wife, Cynthia C. Fogle,** 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:

A tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, being Lot No. 37 on the Plat of Hermitage Hills, Section 12, as of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to John W. Davenport and wife, Patricia Davenport, by virtue of a deed from Gaylon Faulkner Builders, Inc., as of record in Deed Book 6179, page 255, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Book 6179, page 258, Register's Office for Davidson County, Tennessee, which has been assigned to Simmons First National Bank, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.

This is improved property known as 8135 A & B Bonnafair, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4820, page 611, and amended in Book 4960, page 506, and easements, covenants, and conditions as shown on the Plan of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 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 our hands this 13th day of June, 1986.

John W. Davenport Jr. — JOHN W. DAVENPORT, JR.

Patricia Davenport — PATRICIA DAVENPORT

JUN 16 10 31 AM '86
WILSON COUNTY, TN
REGISTER'S OFFICE

1 U 831

PARCEL/TAX REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John W. Davenport Jr., and wife, Patricia Davenport,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 13th day of June, 1986.

Alean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $44,689.00.

Cynthia C. Fogle
AFFIANT

Subscribed and sworn to before me this 13th day of June, 1986.

Alean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

**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 |
|---|---|---|---|---|
| | | | 66689.00- CANT. | |
| | | | 173.42 CSTAX | |
| | | | .50 PRFE | |
| | | | 6.00 WDE | |
| | | | CHECK | 179.92- |
| | | 5876A | 06/16/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1083 1-

IDENTIF. REFERENCE

JUN 16 10 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259450