#5665 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7126 PAGE 800

MORTGAGEE: NASHVILLE CITY BANK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD L. BOGLE (NAME)	NEW OWNERS (NAME)	Map 83-10
1623 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	1621 Woodland Street (STREET ADDRESS)	Parcel 194
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	F.B.# 23W 7016

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, IAN MICHAEL MCKECHNIE, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. BOGLE and KENNETH D. SMITH, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Lockeland, being the Chadwell Home Place, as of record in Plat Book 57, page 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ian Michael McKechnie, unmarried by deed from Blair Realtors, Inc. of record in Book 5432, page 8, re-recorded in Book 5440, page 561, said Register's Office.

This conveyance is subject to: (1) 1987 taxes which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the Plan of record in Plat Book 57, page 135, said Register's Office.

Jennifer McKechnie, spouse of Ian Michael McKechnie, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Ian Michael McKechnie.

90120

IDENTIFICATION REFERENCE

FEB 4 8 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1623 Woodland Street, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26 day of January, 19 87

IAN MICHAEL MCKECHNIE

JENNIFER MCKECHNIE

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STATE OF ~~TENNESSEE~~ Maryland
~~COUNTY~~ City OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IAN MICHAEL MCKECHNIE and wife, JENNIFER MCKECHNIE the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baltimore, MD, this 26th day of January, 19 87

My commission expires _____ Notary Public

CHARLES P. ROE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July1, 1990

STATE OF TENNESSEE
COUNTY OF NOTARY PUBLIC

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 87

MY COMMISSION EXPIRES: 11-17-90
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM IAN MICHAEL MCKECHNIE

TO RICHARD L. BOGLE and KENNETH D. SMITH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

[illegible] INDEBTEDNESS

THIS DOCUMENT PREPARED BY:

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

360[illegible].00 CAMT.
100.80 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 107.30
6354A02/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90120

IDENTIFICATION REFERENCE

FEB 4 8 21 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41805