WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Bogguss et al (NAME)	Same (NAME)	Map 61
1405 Brenthaven Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12D28525

For and in Consideration of the sum of ten and no/100---------- ---------- *DOLLARS*

BOOK 7216 PAGE 549

19438

IDENTIFICATION REFERENCE

APR 28 10 01 AM '87

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Option Realty, Inc., a Tennessee Corporation *have bargained and sold, and by these presents do transfer and convey unto the said* Donald R. Bogguss and Don Runion *heirs and assigns, a certain tract or parcel of land in* David- son *County, State of Tennessee, described as follows, to-wit:*

A tract in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey mady by Donald R. Carver dated 06-13-81, described as follows:

Beginning at an iron pin and a corner fence post of the W margin of Ben Allen Rd., same being the original SE corner of the Jones estate; thence with an old established fence line N 73° 00' W 70.00' to an iron pin; thence leaving the right-of-way of the Parkway near a fence line N 15° 00' E 379.40' to an iron pin on the S margin of Ben Allen Rd. S 56° 34' 18" E 113' to a point in the S margin of the road; thence with a curve to the right whose radius is 684.20' for a distance of 270' to an iron pin on the S margin of the road; thence leaving the road with an old fence line S 12° 30' W 188.00' to an iron pin; thence S 76° 00' E 190' to an iron pin on the W margin of Ben Allen Rd. between two concrete right-of-way markers; thence with the westerly margin of Ben Allen Rd. S 13° 44' 18" E 122.00 to an iron pin, the point of beginning, containing 3.35 acres+.

Being the same proeprty conveyed to Option Realty, Inc. by Warranty Deed from Stephen M. Lechiara of record in Book 6666, Page 99, Register's Office for Davidson County, Tennessee.

Included in the property description above but excluded from this conveyance is a tract of land described as follows: (over)

STATE OF TENNESSEE }
COUNTY OF David- son } The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 24th day of April 24 19 87

Affiant

My commission expires: Oct. 21, 1988 (Affix Seal)

Notary Public

[redacted]

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Option Realty, Inc. Subdivision, as of record in Book 6200, Page 572, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Lechiara and wife, Nanci Lachiara, by Warranty Deed from Option Realty, Inc. of record in Book 7141, Page 776, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 524 Ben Allen Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 *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.*

And we *do further covenant and bind* ourselves and 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.*

Witness my *hand this* 24th *day of* April, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:

HERBERT L. BUCHANAN, JR.
300 HUNDRED OAKS TOWER
NASHVILLE, TN 37204-3669

OPTION REALTY, INC.
BY: [signature]
DAVID AUSTIN, VICE PRESIDENT
AND MANDATE AGENT

STATE OF TENNESSEE)
COUNTY OF .)

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

.....

.....

the bargainor....., *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 ....., *Tennessee, this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF .....)
COUNTY OF.....)

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

.....

.....

the bargainor....., *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* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* David Austin, *with whom I am personally acquainted,* (or proved to me on the basis of satisfactory evidence), *and who, upon oath, acknowledged* him *self to be* Vice President & Mandate Agent *of the* Option Realty, Inc., *the within named bargainor, a corporation, and that* he *as such* Vice President & Mandate Agent, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President and Mandate Agent.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, *this* 24th *day of* April, *19* 87.

Herbert L. Buchanan
Notary Public

Commission Expires October 29, 1988.

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

OPTION REALTY, INC.

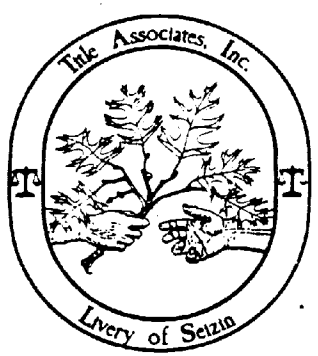
A TENNESSEE CORPORATION

TO

DONALD R. BOGGUSS AND

DON RUNION

TITLE INSURED BY POLICY NUMBER:



Compliments of

Title Associates, Inc.

REPRESENTING

US-LIFE TITLE INSURANCE
Company of New York

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 553

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

1250.00- CAMT.
35.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 47.50-
97GOA04/28/97 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 4 3 8

IDENTIFICATION REFERENCE

APR 28 10 01 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74484