WARRANTY DEED

BOOK 7216 PAGE 554

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 1987.

Notary Public

MY COMMISSION EXPIRES Oct. 24, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HERBERT L. BUCHANAN, JR., 300 HUNDRED OAKS TOWER, NASHVILLE, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Bogguss et al (NAME)	Same (NAME)	Map 2
1405 Brenthaven Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 69
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D19252

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, WE, Option Realty, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Bogguss and Don Runion

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 of real property situated on the west side of Baker Road south of Buck Hill Road consisting of 5.5 acres, more or less, and being further described as parcel 69 on Map 2 in the Tax Assessor's office of Davidson County and also being known as Field Book No. 10D19252.

Being the same property conveyed to Option Realty, Inc. by Final Decree of the Chancery Court for Davidson County, Tennessee in Case No. 84-684-III as recorded in Book ____, Page ____, Register's Office for Davidson County, Tennessee.

I 9 4 3 9

IDENTIFICATION REFERENCE

Apr 28 10 02 AM '87

FELIX Z. WILSON TT REGISTER
DAVIDSON COUNTY, TN

PAID

unimproved (X)
This is improved ( ) property, known as 5.5 acre tract on Baker Road South of Buck Hill Rd
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of April, 1987

OPTION REALTY, INC.

BY: [signature]
DAVID AUSTIN, VICE PRESIDENT
AND MANDATE AGENT

04/28

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
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Austin and _____, with whom I am personally acquainted and who upon { his oath } acknowledged { himself } to be the Mandate Agent and Vice President respectively of the Option Realty, Inc. the within named bargainor, a corporation, and that { he } as such Mandate Agent and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said David Austin as such Vice President and attesting the same by the said David Austin as such Mandate Agent

WITNESS my hand and official seal at office at Nashville, Davidson County, Tennessee on this the 24th day of April, 1987

My commission expires Oct 24, 1988

Herbert L. Buchanan
Notary Public

NOTARY PUBLIC

(or proved to me on the basis of satisfactory evidence)

WARRANTY DEED

FROM

OPTION REALTY, INC.,

A TENNESSEE CORPORATION

TO

DONALD R. BOGGUSS AND

DON RUNION

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 556

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

050[illegible].00- CAMT.
23.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 30.30-
9769A04/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

APR 28 10 02 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74485