BOOK 7251 PAGE 85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 87

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 11, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Sheila P. Koger (NAME)	Southwest Mortgage & Financial Services, Inc. (NAME)	MAP 149-1-B
4616 Billingsgate Road (ADDRESS)	1515 Cap. of TX Hwy. S., Ste 103 (ADDRESS)	PARCEL 112
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Austin, Texas 78746 (CITY) (STATE) (ZIP)	

FOR AND 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, Thomas H. O'Hara and wife, Toni R. O'Hara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila P. Koger and Steve W. Hargrove, both unmarried

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.

Being Lot No. 229 on the Plan of Piccadilly Square, Phase III of record in Book 6250, page 892, 893, and 894, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Wellington Enterprises, Ltd., a New York Corporation, its successors and assigns, by deed from Randall Phillips Builders, Inc., a Tennessee Corporation of record in Book 6074, page 955, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6236, page 683, Book 6295, page 534 and Book 6300, page 409 Register's Office for said County.

30621

IDENTIFICATION REFERENCE

MAY 26 11 AM '87

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4616 Billingsgate Road, Antioch, Tennessee 37013
(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 22nd day of May 19 87

Thomas H. O'Hara

Toni R. O'Hara by Thomas H. O'Hara her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas H. O'Hara

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 19 87

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath / himself (their several oaths) / (themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Thomas H. O'Hara

TO

Sheila P. Koger and Steve W. Hargrove

RETURN TO:

CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of May, 19 87, before me personally appeared Thomas H. O'Hara, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Toni R. O'Hara, and who acknowledged that he executed the same as the free act and deed of the said Toni R. O'Hara, by virtue of that Power of Attorney, duly executed by the said Toni R. O'Hara and appearing of record in Book 6758, page 382, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at 1187 Vultee Boulevard, this 22nd day of May, 19 87.

My commission expires My Commission Expires Sept 11, 1990

Notary Public

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
			89900.00- CAMT.	
			251.72 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 258.22-	
			2615A05/29/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30621

IDENTIFI REFERENCE

MAY 29 8 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87051