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BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF June 1987.
Notary Public
MY COMMISSION EXPIRES: 7-21-87
(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
Dennis L. Wogoman (NAME)	City Federal Savings Bank (NAME)	MAP 96-16
3355 Percy Priest Drive (ADDRESS)	125 Belmont Drive (ADDRESS)	PARCEL 49
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	3DZ-81610

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, John C. Lowery, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis L. Wogoman and wife, Linda L. Wogoman

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.

Land in Davidson County, Tennessee, being Lot No. 48, Hickory Bend, Section 5, as of record in Plat Book 3600, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 88.9 feet along the southeasterly side of Percy Priest Drive and runs back between lines 125 feet on the northeasterly line and 144.6 feet on the southwesterly line, to a line at the rear measuring 73.9 feet thereon.

Being the same property conveyed to John C. Lowery and wife, Phyllis I. Lowery by deed from Kenneth M. Kent and wife, Margie L. Kent of record in Book 5129, page 339, Register's Office for Davidson County, Tennessee. The said John C. Lowery and Phyllis I. Lowery now being divorced, and property having been divested from Phyllis I. Lowery to John C. Lowery by Divorce Decree #87817 4th Civil Court for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 3642, page 478, Register's Office for said County.

3 9 6 5 7

( ) unimproved ( ) This is improved (X) property, known as 3355 Percy Priest Drive, Nashville, Tennessee 37214
(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 our hand s this 12th day of June 19 87

John C. Lowery

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 John C. Lowery, unmarried

the bargainor S, 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 Nashville this 12th day of June, 1987.

Commission expires 7-18-87

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, executed 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
John C. Lowery

TO
Dennis L. Wogoman and wife, Linda L. Wogoman

RETURN TO:
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

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
			6890.00- CAPI.	
			192.92 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 199.42-	
			2965A06/25/87 PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39657.

IDENTIFI REFERENCE

JUN 25 [illegible] 1987

DAVIDSON COUNTY

No.97177