BOOK 7293 PAGE 450 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Stephen M Bogard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 87.

Notary Public

MY COMMISSION EXPIRES: 5-13-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO. (Mortgagee)	MAP-PARCEL NUMBERS
Stephen M. Bogard (NAME)	Home Savings of America, F.A. (NAME)	MAP 102-15
825 West Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7075 (STREET ADDRESS)	PAR. 38
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA. 91109-7075 (CITY) (STATE) (ZIP)	08DZ 47665

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, David L. Ford and wife, Patricia E. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. Bogard and wife, Beverly J. Bogard, as tenants by the entirety

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. 188, on the Plan of Horton Heights, Section B, as of record in Book 2133, Page 70, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to David L. Ford and wife, Patricia E. Ford by deed from Bob Montgomery and wife, Carol Montgomery of record in Book 5489, Page 996, Register's Office, Davidson County, Tennessee.

THIS property is commonly known as: 825 West Hillwood Drive, Nashville, Tennessee 37205.

This conveyance is subject to Minimum building setback line, utility anchor easement and public utility and drainage easement of record in Book 2133, Page 70, said Register's Office.

Patricia E. Ford executed this instrument on behalf of David L. Ford pursuant to a Power of Attorney which is being placed of record currently herewith.

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN
JUL 10 10 29 AM '87
IDENTIFICATION REFERENCE
4 4 5 9 1

This is unimproved ( ) improved (X) property, known as 825 West Hillwood Drive, Nashville, Tennessee 37205
(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 hands this 9th day of July, 19 87

David L. Ford

BY Patricia E Ford
Patricia E. Ford His Attorney-In-Fact

Patricia E Ford
Patricia E. Ford

[redacted]

STATE OF TENNESSEE }
DAVIDSON COUNTY }

BOOK 7293 PAGE 451

Personally appeared before me, PATRICIA E. FORD
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 9th day of July 19 87.

My Commission Expires 5-13-90

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, PATRICIA E. FORD (Name of officer) ATTORNEY-IN-FACT (Offical capacity of officer)

FOR DAVID L. FORD

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument for the purposes therein contained, and who further acknowledged that s he is the

ATTORNEY-IN-FACT
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 9th day of July 19 87.

My Commission Expires 5-13-90

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
David L. Ford
Patricia E. Ford

TO
Stephen M. Bogard
Beverly J. Bogard

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 7293 PAGE 452

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

160000.00- CAPT.
448.00 CSTAX
.50 PRFEE
6.00 MORT
CHECK 454.50-
851BAD//10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4459 I

IDENTIFICATION REFERENCE

JUL 10 10 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.102717