BOOK 7322 PAGE 631 File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,248.00

Glenn C Bogitsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 1987,

Notary Public

MY COMMISSION EXPIRES 3-11-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Glenn C. Bogitsh and Ronald E. Packingham	Fidelity Federal Savings & Loan Assoc.	Map: 81-1
(NAME)	(NAME)	
809 Beechbend Drive	401 Union Street	Par: #9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	13DA-64590
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, James T. Walker and wife, Willa Dean Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn C. Bogitsh and Ronald E. Packingham

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. 47 and the northerly 25 feet of Lot No. 48 on the Plan of Haley's Subdivision of part of Block 5, G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, and also being shown as Lots Nos. 16 and 20, inclusive, of Block "B" on the Plan of an unrecorded Subdivision of certain lots in said Haley's Subdivision.

SAID Lot No. 47 and part of Lot No. 48, or said Lots Nos. 16 and 20, inclusive, of Block "B", front together 125 feet on the northwesterly side of Haley Avenue and extend back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to the Grantors herein by deed from Robert Marshall Demonbreun and wife, Anna Mai Demonbreun, of record in Book 4800, page 791, Register's Office for Davidson County, Tennessee.

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

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 7229, Page 631, said Register's Office, payable according to the terms and conditions therein. The Grantees further hereby assume the obligations of James T. Walker under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extend of any claim or payment arising from the guaranty or insurance of the indebtedness hereinbefore mentioned.

( ) unimproved ( )
This is improved (X) property, known as 1901 Haley Avenue (House Number) (Street) Nashville, TN 37218 (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 ti, 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 7th day of August, 1987

x James T. Walker
James T. Walker

x Willa Dean Walker
Willa Dean Walker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Walker and wife, Willa Dean Walker

or proved to me upon the basis of satisfactory evidence

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August 1987

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE

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 / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a 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
James T. Walker et ux

Willa Dean Walker

TO
Glenn C. Bogitsh
and
Ronald E. Packingham

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

5488.5.

IDENTIFICATION REFERENCE

AUG 11 2 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

4924.00- CASH
137.75 STAX
.50 RPFE
0.00 MISC
CHECK 14[illegible].26-
0463A115/11/87 BAL .99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.8.8.5.

IDENTIFICATION REFERENCE

AUG 11 2 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04414