FORM No WD-1

BOOK 7330 PAGE 631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Leroy Preston Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 19 87

A.C. Boaz
Notary Public

MY COMMISSION EXPIRES: 4-27-88

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
LEROY PRESTON, JR. (NAME)	Leroy Preston Jr. (NAME)	MAP 52-2
544 Cheryl Ave. (STREET ADDRESS OR ROUTE NUMBER)	204 Hickory St. (STREET ADDRESS)	PARCEL 129
Madison, Tn. 37115 (CITY) (STATE) (P.O. ZIP)	Madison, Tn. 37115 (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, HEIRS OF V. E. HOGAN, BEING CLARENCE E. HOGAN AND ROBERT A. HOGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEROY PRESTON, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 42 of Rainbow Terrace of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 50 feet on the southerly side of Cheryl Avenue and runs back 147.8 feet on the westerly line and 147.1 feet on the easterly line to a dead line.

Being the same property conveyed to V. E. Hogan and wife, Eva I. Hogan by deed of record in Book 2136, page 609, Register's Office for Davidson County, Tennessee, the said Eva I. Hogan having since died, property then vested solely in V. E. Hogan; the said V. E. Hogan having since died and pursuant to the Last Will and Testament of Voyn Elwood Hogan a/k/a/ V. E. Hogan of record in Will Book 158, page 247, Register's Office for Davidson County, Tennessee, the property now vests in his heirs, Clarence E. Hogan and Robert A. Hogan.

This is not the principal residence of the Grantors.

This is unimproved ( ) improved ( ) property, known as 554 CHERYL AVENUE
(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 heir 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 covey 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 16 day of October, 19 87

Clarence E. Hogan
CLARENCE E. HOGAN

Robert A. Hogan Single
ROBERT A. HOGAN

Marie Hogan

BOOK 7380 PAGE 632

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HEIRS OF V. E. HOGAN, BEING CLARENCE E. HOGAN AND ROBERT A. HOGAN

the bargainor s, 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 GOODLETTSVILLE, Tennessee, this 16 day of October, 1982

Commission expires 4-17-88

A. C. Sloan
Notary Public

A. C. SLOAN NOTARY PUBLIC AT LARGE

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 / their several oaths) acknowledged (himself / 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

Clarence Hogan & Robert A.Hogan

TO

Leroy Preston Jr.

RETURN TO:

~~EAST END TITLE & ESCROW, INC.~~

74823

IDENTIFIREFERENCE

OCT 16 1 08 PM '87

DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 7380 PAGE 633

FOR

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

30000.00- CAMT.
84.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 90.50-
3631A10/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 8 2 3

IDENTIFICATION REFERENCE

Oct 16 1 08 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 27055