ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Pogue and wife, Kimberly Pogue 1203 Jones Street Old Hickory, TN 37138	United Guaranty Federal Savings Bank 511 N. Jackson St. Tullahoma, TN 37388	53-3 49

This instrument prepared by: Robert J. Notestine, III.
120 Donelson Pike, Nashville, TN 37214.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, John Timothy Finlen (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jeffrey Pogue and wife, Kimberly Pogue, ("the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 54 feet on the easterly side of Jones Street and extends back between parallel lines 87.5 feet to a dead line in the rear.

Being the same propety conveyed to John Timothy Finlen, now married, by Special Warranty Deed from John B. Hardcastle of record in Book 5949, Page 345, Register's Office for Davidson County, Tennessee.

Nancy Ann Finlen, wife of John Timothy Finlen, joins in this conveyance to convey any rights she may have in the aforementioned property.

This is improved property known as 1203 Jones Street, Old Hickory, TN 37138.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $47,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 19 87.

Notary Public
My Commission Expires May 17, 1990

11/02 139.50 - CHECK

3552

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, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of November, 19 87.

John Timothy Finlen

John Timothy Finlen

Nancy Ann Finlen 11/2/87

Nancy Ann Finlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Nokes, a Notary Public in and for said County and State, the within named John Timothy Finlen and wife, Nancy Ann Finlen, the bargainers, 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 , Tennessee, this 2nd day of November 19 87.

Robert John Nokes

Notary Public
My Commission Expires: May 13, 1990

NOV 2 3 58 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7923.5

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7393 PAGE 775

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

475000.00- CAMT.
133.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.50-
8792A11/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9235

IDENTIFICATION REFERENCE

Nov 2 3 58 PM '87

FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 32096