ADDRESS NEW OWNER:
Stephen L. Bair, et ux
2200 Chickering Lane
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP / PARCEL NOS:
Map 104-16
Parcel 378

WARRANTY DEED

BOOK 7450 PAGE 432

For good and valuable consideration paid and received, the Grantor, HOGIN AND LOMAX, A PARTNERSHIP COMPOSED OF JEAN PERSON LOMAX AND ANITA MOORE HOGIN, has bargained and sold and by these presents does transfer and convey unto the Grantees, STEPHEN L. BAIR and wife, SUSANNE B. BAIR, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 119 on the Map of Belmont Land Company Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said southerly one-half of Lot No. 119 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between lines 188 feet on the southerly side and along the northerly margin of Elmwood Avenue, and 183 feet more or less on the northerly side to an alley in the rear, measuring 50 feet, more or less, thereon.

Being property conveyed to Hogin and Lomax, a partnership composed of Jean Person Lomax and Anita Moore Hogin, by deed from Paul R. Wyatt and wife, Patricia B. Wyatt, of record in Book 6418, page 174, said Register's Office.

This is improved property known as 2312 Belmont Boulevard, Nashville, TN 37212.

Said property is conveyed subject to restrictions, setback lines, and easements of record, to the lien of 1988 ad valorem taxes, and to the rights of tenants in possession.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever. And the Grantor covenants with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 12th day of January, 1988.

HOGIN AND LOMAX

by: Jean Person Lomax

HOGIN AND LOMAX

by: Anita Moore Hogin

97.94 6.

IDENTIFICATION REFERENCE

JAN 15 2 54 PM '88

DAVIDSON COUNTY, TN

RUSH

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, Jose Gonzalez, a Notary Public of the State and County aforesaid, the within named Jean Person Lomax, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner in Hogin and Lomax, a partnership composed of Jean Person Lomax and Anita Moore Hogin, and that she is authorized by said partnership to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of January, 1988.

My commission expires 8/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edmund W. Archer, a Notary Public of the State and County aforesaid, the within named Anita Moore Hogin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner in Hogin and Lomax, a partnership composed of Jean Person Lomax and Anita Moore Hogin, and that she is authorized by said partnership to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of January, 1988.

My commission expires Jan. 10, 1989

Edmund W. Archer
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me
this 12th day of January, 1988.

My commission expires Jan. 10, 1989

Edmund W. Archer
Notary Public

This instrument was prepared by:
Rebecca Thomas, Attorney
300 Court Square Building
Nashville, Tennessee 37201





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 434

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

DAMT 80000.00
CON TX 224.00
PRFEE 0.50
BANK 6.00
TOTAL 230.50
CHECK 230.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.94 b.

IDENTIFICATION REFERENCE

JAN 15 2 54 PM '88

DAVIDSON COUNTY, TN

JAN 15 '88 01 14:53 0001 8667

No. 53638