Box 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert
Boult, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

WARRANTY DEED

BOOK 7512 PAGE 539

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
061-10-0075.00	Mr/Mrs John P. Logan	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, Va 22030
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 3933
	3857 Edwards Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 8 3 35 PM '88
IDENTIFICATION REFERENCE
20048
2911 04/08 0101 03CHECK 161.00

JAMES RICHARD GARTON, UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN P. LOGAN AND WIFE, AMY Y. LOGAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ **State of Tennessee, described as follows:**

Being Lot No. 12 on the Plan of Maplewood Heights, being a resubdivision of Lots 68, 69, 70, 71, 72, 97, 98, 99, 100 and 101 on the Plan of Maplewood Heights as of record in Book 547, pages 77 and 78, as of record in Book 4885, page 27, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Richard Garton, by Quitclaim deed from Patricia Ann Watts Garton, as of record in Book 7066, page 354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, easements and rights of way for public utilities applicable to this property, restrictions of record in Book 5043, page 514, as amended in Book 5093, page 690, Book 5248, page 408 and all matter s shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1988 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 6th **day of** April , 19 88

James Richard Garton

James Richard Garton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7512 PAGE 540

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

James Richard Garton, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this, the 6th day of April, 1988.

My commission expires: 3-11-90

Mary Ann Kelley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 55,500.00

John P. Logan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April 1988 MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM
JAMES RICHARD GARTON, UNMARRIED

TO
JOHN P. LOGAN AND WIFE, AMY Y. LOGAN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

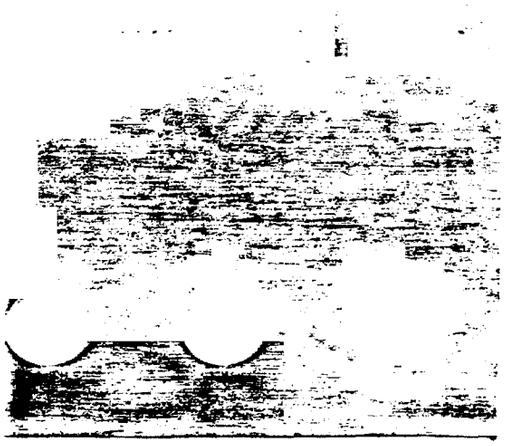
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

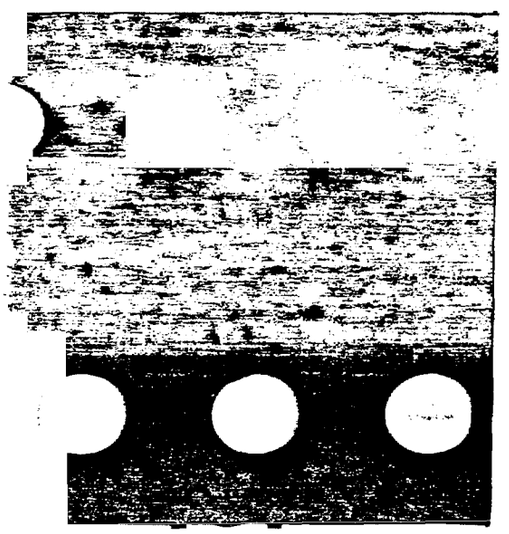
_____ and _____,
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public





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

CAMT 55500.00
CON TX 155.40
PRFEE 0.50
WDEED 6.00
TOTAL 161.90
CHECK 161.90

04/08/88 01 15:35 0001 2911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20048.

IDENTIFICATION REFERENCE

Apr 8 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79088