7558

FILE BOX

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7558 PAGE 114

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN LESLIE DECARR	FIRST INVESTMENT COMPANY	MAP 142-14
(NAME)	(NAME)	
809 Beech Bend Drive	4300 East Broad St.	PARCEL 155
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Columbus, Ohio 43216-0749	FB #9D61330
(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, Burton J. Bogitsh and wife, Mafoi C. Bogitsh, heirs at law of Glenn C. Bogitsh, deceased, as to a ~~one-half undivided interest, and James T. Norris and wife, Jane B. Norris, heirs at law~~ of Elizabeth Norris Bogitsh, one and the same as Elizabeth C. Bogitsh, deceased, as to a one-half undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN LESLIE DECARR and JUDY MIRIAM GUFF, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 681 on the Plan of Section Three Harpeth Woods, as of record in Plat Book 5200, page 270, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Glenn C. Bogitsh and wife, Elizabeth C. Bogitsh, by deed from Fox Ridge Homes, Inc. of record in Book 5959, page 33, said Register's Office. Glenn C. Bogitsh and Elizabeth C. Bogitsh have since died.

This conveyance is made subject to: 1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5867, page 193, amended in Book 5882, page 261; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 270, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 25, 1986, in the original principal sum of $74,500.00, payable to First Investment Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6935, page 246, said Register's Office.

35291

IDENTIFICATION REFERENCE

JUN 1 8 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9950 06/01 0101 03CHECK 255.70

unimproved ( )
This is improved (XX) property, known as 809 Beech Bend Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of May, 1988

Burton J. Bogitsh by A. Hunter Bogitsh
BURTON J. BOGITSH By: A. Hunter Bogitsh, Attorney In Fact for the said Burton J. Bogitsh*

James T. Norris by A. Hunter Bogitsh
JAMES T. NORRIS By: A. Hunter Bogitsh, Attorney In Fact for the said James T. Norris*

Mafoi C. Bogitsh by A. Hunter Bogitsh
MAFOI C. BOGITSH By: A. Hunter Bogitsh, Attorney In Fact for the said Mafoi C. Bogitsh*

Jane B. Norris by A. Hunter Bogitsh
JANE B. NORRIS By: A. Hunter Bogitsh, Attorney In Fact for the said Jane B. Norris*

*by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Hunter Bogitsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of Burton J. Bogitsh and wife, Mafoi C. Bogitsh, and James T. Norris and wife, Jane B. Norris, the makers, and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 20th day of May, 1988.

My Commission Expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 1988.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

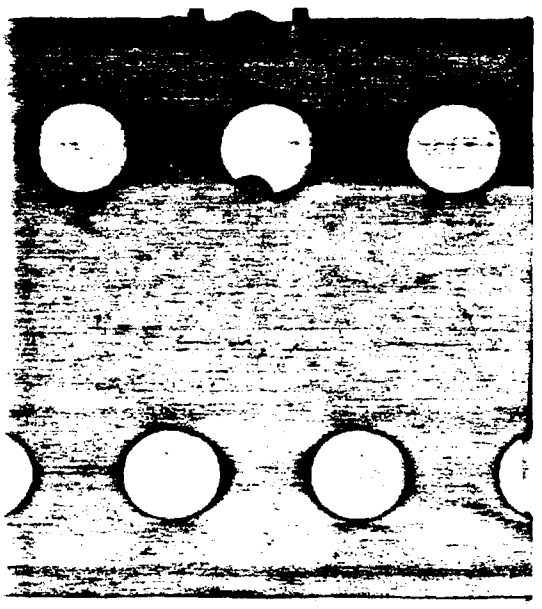
WARRANTY DEED

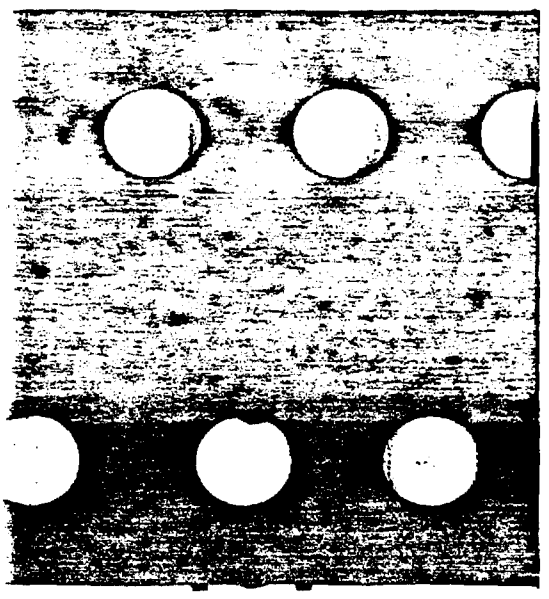
FROM
Burton J. Bogitsh and wife, Mafoi Bogitsh, heirs at law of Glenn C. Bogitsh, deceased, and James T. Norris and wife, Jane B. Norris, heirs at law of Elizabeth Norris Bogitsh, deceased

TO
STEVEN LESLIE DECARR and JUDY MIRIAM GUFF, both unmarried

PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 116

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 89000.00
CON TX 249.20
PRFEE 0.50
WDEED 6.00
TOTAL 255.70
CHECK 255.70

06/01/88 01 08:23 0001 9950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35291

IDENTIFICATION REFERENCE

JUN 1 8 21 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96866