FILE BOX 48 BOOK 7632 PAGE 911 FORM No. WD-1

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

James D Marcum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 88

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO		MAP-PARCEL NUMBERS
James D. Marcum	First Republic Mortgage		133-16-14
(NAME)	(NAME)		
301 Verbena Drive	2090 Hewitt Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, Tn 37211	Kettering, Ohio 45440		
(CITY) (STATE) (P.O. ZIP)	(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, Malcolm Hogin and wife, Louise Hogin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Marcum and Rebecca A. Lamb, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 35 on the Plan of Highview Acres, of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the westerly margin of Aster Drive, said Point being the common corner of Lots No. 34 and 35; thence with the line between said two lots westwardly 165.7 feet to a point at the corner of Lots 34, 35, and 55; thence northwardly 138.0 feet to the easterly margin of Verbena Drive; thence with the easterly margin of said Verbena Drive eastwardly 140.7 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet to the right 39.3 feet to the westerly margin of Aster Drive; thence with the westerly margin of Aster Drive southwardly 113.0 feet to the point of beginning.

Being the same property conveyed to Malcolm Hogin and wife, Louise Hogin by deed from Elizabeth Lucille Foreman Jones of record in Book 4874, page 292, Register's Office, Davidson County, Tennessee.

9640 08/22 0101 03CHECK 221.00

unimproved ( ) This is improved (XX) property, known as 301 Verbena Drive, Nashville, Tn 37211
(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 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 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 19th day of August 19 88

Malcolm Hogin Malcolm Hogin

Louise Hogin Louise Hogin

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Malcolm Hogin and wife, Louise Hogin,

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 Nashville, Tennessee, this 19th day of August, 19 88

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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

Malcolm Hogin and wife, Louise Hogin

TO

James D. Marcum and Rebecca A. Lamb, both unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

60906

IDENTIFICATION REFERENCE

Aug 22 2 34 PM '88

FELIX Z WILSON TR REGISTER
DAVIDSON COUNTY, TN

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	65000.00
CON TX	214.50
PRFEE	0.50
WDEED	6.00
TOTAL	221.00
CHECK	221.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/88 01 14:36 0001 9640

60906

IDENTIFICATION REFERENCE

Aug 22 2 34 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 126167