7: 1 9 6 4

IDENTIFICATION REFERENCE

SEP 29 1 24 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2105 09/29 0101 03CHECK 286.01

BOOK 7664 PAGE 967

File Box 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 84,697.82

Affiant

Subscribed and sworn to before me, on this the 28th day of September, 1988.

Notary Public

My Commission expires: 3/10/90

This Instrument was Prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys at Law, One Eleven Union St.
Nashville, Tennessee 37201

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers
David S. Bivins	Sovran Mortgage Corporation	86-7
1105 Jackson's Valley Road	P. O. Box 26388	#125
Hermitage, TN 37076	Richmond, VA 23260	4D-91359

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Ronald E. Packingham and wife, Neva Jo Packingham

and the parents of Glenn C. Bogitsh and wife, Elizabeth Norris Bogitsh (being one and the same as Elizabeth C. Bogitsh), both parties being deceased, as follows: Burton J. Bogitsh and wife, Mafoi C. Bogitsh, parents of the said Glenn C. Bogitsh, deceased; and James Norris and wife, Jane Norris, parents of the said Elizabeth Norris Bogitsh, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David S. Bivins, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND in Davidson County, Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 195 on the Plan of Jackson's Retreat, Section 5-A, of record in Book 6250, Page 309, Register's Office for said County.

SAID Lot No. 195, being a corner lot, fronts 55 feet on the northerly margin of Jackson's Valley Road and fronts 89.57 feet on the southerly margin of Flagstone Court, said frontages being joined by a curve measuring 39.27 feet; the northerly line of said lot extends back 60.54 feet and intersects the easterly line which measures 110 feet thereon.

BEING the same property conveyed to Glenn C. Bogitsh and Ronald E. Packingham by deed from Verne C. Cobb and wife, Claudine W. Cobb, of record in Book 7126, Page 316, Register's Office for Davidson County, Tennessee. The said Glenn C. Bogitsh and his wife, Elizabeth Norris Bogitsh (being one and the same as Elizabeth C. Bogitsh), having since died and title vested in the said Ronald E. Packingham and the surviving parents of the said Glenn C. Bogitsh and his wife, Elizabeth Norris Bogitsh, both parties having since died intestate.

IT IS AGREED AND UNDERSTOOD, that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 7028, Page 723, said Register's Office, payable according to the terms and conditions therein.

Neva Jo Packingham, wife of the said Ronald E. Packingham, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to any and all easements and restrictions of record.
This is improved property, know as 1105 Jackson's Valley Road, Hermitage, TN 37076

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 Grantee 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 hands on this the 28th day of September, 1988.

Ronald E. Packingham

Neva Jo Packingham

Burton J. Bogitsh

By: Hunter Bogitsh, Attorney in Fact

Mafoi C. Bogitsh

By: Hunter Bogitsh, Attorney in Fact

James Norris

By: Hunter Bogitsh, Attorney in Fact

Jane Norris

By: Hunter Bogitsh, Attorney in Fact

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 Ronale E. Packingham and wife, Neva Jo Packingham, the bargainors, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 1988.

Notary Public

My Commission expires: 3/11/90

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of September, 1988, before me personally appeared Hunter Bogitsh, to me known to be the person who executed the foregoing instrument in behalf of Burton J. Bogitsh and his wife, Mafoi C. Bogitsh, and acknowledged that he executed the same as the free act and deed of the said Burton J. Bogitsh and his wife, Mafoi C. Bogitsh.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 1988.

My Commission expires: 3/11/90

Notary Public

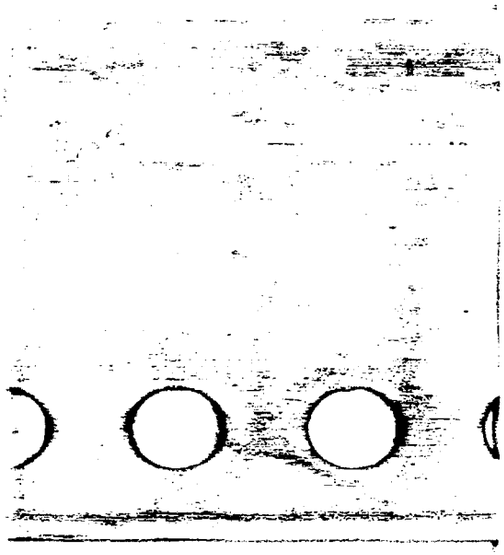
STATE OF Tennessee
COUNTY OF Davidson

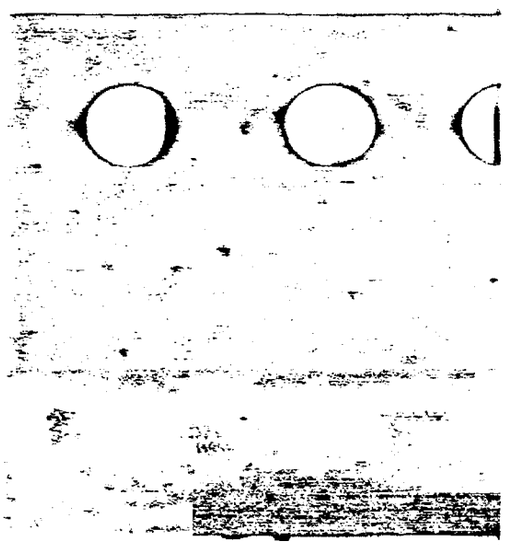
On this 28th day of September, 1988, before me personally appeared Hunter Bogitsh, to me known to be the person who executed the foregoing instrument in behalf of James Norris and his wife, Jane Norris, and acknowledged that he executed the same as the free act and deed of the said James Norris and his wife, Jane Norris.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 1988.

Notary Public

My Commission expires: 3/11/90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7664 PAGE 969

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT	84697.82
CON TX	279.51
~~PRFEE~~	~~0.50~~
~~MDEED~~	~~6.00~~
TOTAL	286.01
CHECK	286.01

09/29/88 01 13:28 0001 2105

7.1964

IDENTIFICATION REFERENCE

SEP 29 1 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139054