File Box 43

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Randy D Randalls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 89.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Randy D. Randalls (NAME)	Same (NAME)	61 56.00
1037 Mitchell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12DZ-96847
Nashville, TN 37206 (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, WE, Donald R. Bogguss and wife, Bernice Bogguss and Don Runion

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

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. 2 on the Plan of Option Realty Inc. Subdivision, as of record in Plat Book 6200, Page 572, said Register's Office, and being more accurately described as follows:

BEGINNING at a point in the southwesterly margin of Ben Allen Road, said point being 150 feet, more or less, from Ellington Parkway, thence, South 56° 34' 18" E 113.00 feet to a point in the southwesterly margin of Ben Allen Road; thence, continuing along said Road S 45° 15' 00" E 270.00 feet to a point; thence, leaving said Road S 24° 42' 00" W 188.00 feet to a point; thence, S 74° 28' 10" E 40 feet to a point in the northwesterly corner of Lot No. 1; thence S 15° 31' 50" W 99.20 feet to a point; thence, N 72° 29' 50" W 312.73 feet to a point in Ellington Parkway Ramp; thence, along said Ramp N 15° 00' W 70.00 feet to a point; thence, leaving said Ramp N 15° 00' E 379.40 feet to the point of beginning.

BEING the same property conveyed to Donald R. Boggus and Don Runion by deed from Option Realty, Inc., a Tennessee Corporation, of record in Book 7216, Page 549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Bernice Bogguss, wife of the said Donald R. Bogguss, joins in this conveyance for the express 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.

unimproved (X)
This is improved ( ) property, known as 512 Ben Allen Road (House Number) (Street) Nashville, TN (P. O. Address) 37216 (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 ti, 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 this 25th day of January, 19 89

Don Runion

x Donald R. Bogguss

x Bernice Bogguss
Bernice Bogguss

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Bogguss and wife, Bernice Bogguss and Don Runion or proved to me upon the basis of satisfactory evidence 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 25th day of January 19 89.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do. executed 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

Donald R. Bogguss et ux, et al

TO

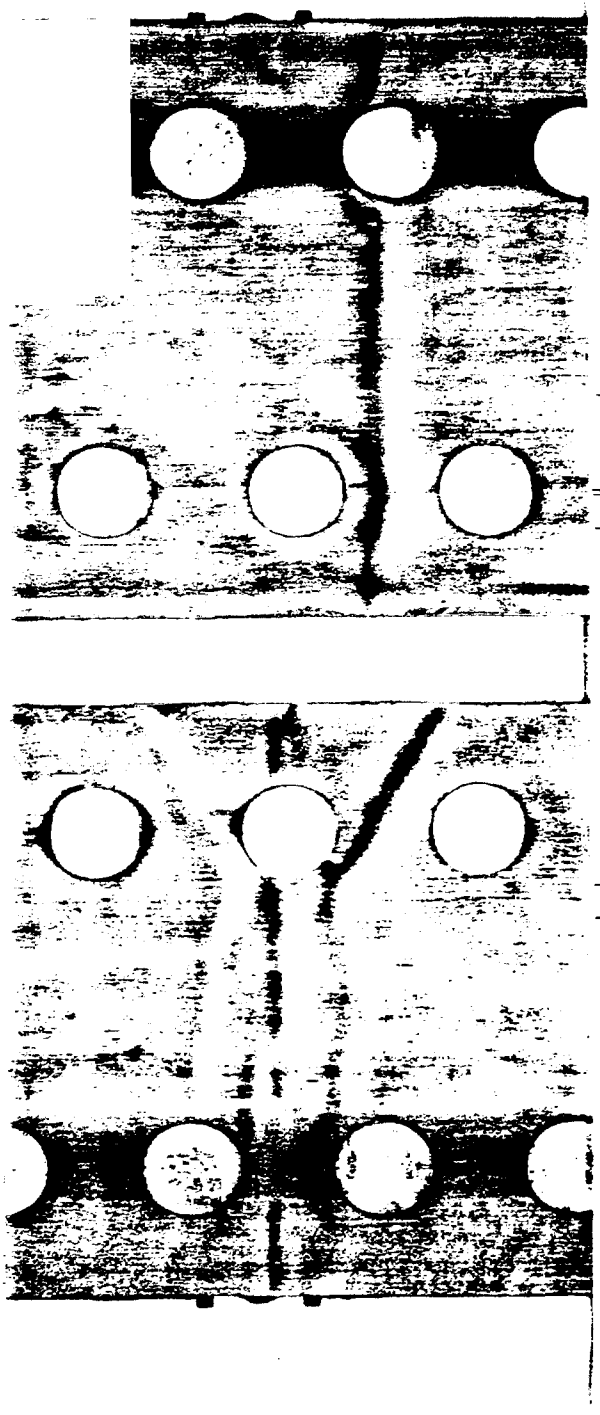
Randy D. Randalls

0 4 2 2 6.

JAN 26 1 50 PM '89

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

$1.00 9524 01/26/89 0101 03CHECK



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 13500.00
CON TX 44.55
PRFEE 0.50
MTEED 6.00
TOTAL 51.05
CHECK 51.05

01/26/89 01 13:53 0001 9524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04226

IDENTIFICATION

JAN 26 1 50 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 176137