This instrument prepared by:
TITLEFAX, INC.
611 Commerce Street, Suite 2909
Nashville, Tennessee 37203

BOX 51

21889

APR 4 2 41 PM '89

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Michael Hallum
Affiant

Subscribed and sworn to before me this 4th day of April, 1989.

Notary Public
My Commission Expires: 3-3-92

Address New Owner:
RICHARD HOGAN ET AL
57 PEACHTREE STREET
NASHVILLE, TENNESSEE

Send Tax Bills To:
SAME

Map/Parcel
119-6-152.00

FOR AND IN CONSIDERATION OF THE SUM OF $10.00 cash in hand paid by RICHARD HOGAN and MICHAEL HALLUM, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DONALD McCLENDON, Executor of the Estate of Frank McClendon, Sr. has this day bargained and sold and does hereby transfer and convey unto the said RICHARD HOGAN and MICHAEL HALLUM certain real estate in DAVIDSON County, Tennessee, as follows:

BEING Lot No. 71 on the Plan of Sterling Heights, Section 3, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 75 feet on the southerly side of Peachtree Street and runs back between parallel lines to a dead line in the rear.

BEING the same property conveyed to Frank E. McClendon and wife, Susie L. McClendon by deed from Wendell H. Moses and wife, Lynda J. Moses of record in Book 4372, page 731, said Register's Office.THE SAID FRANK E. MCCLENDON and wife, SUSIE L. MCCLENDON both having since been deceased.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees,their successors, heirs and 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.

WITNESS my hand this 4 day of April, 1989.

BOOK 7808 PAGE 657

By: Donald E. McClendon, Executor

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

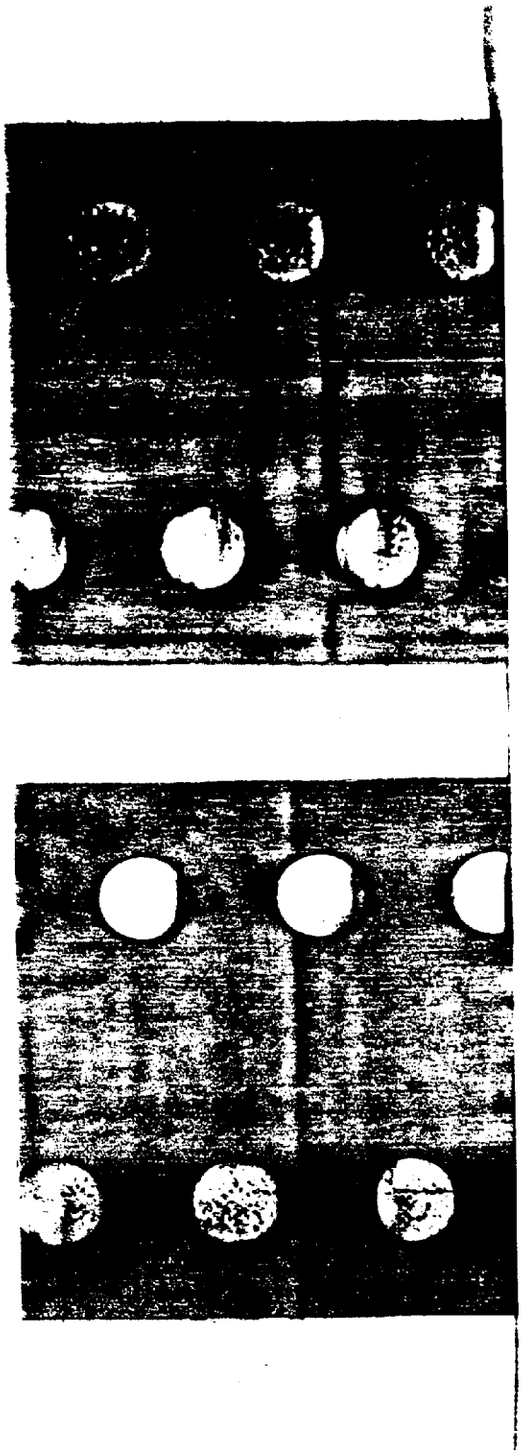
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Donald E. McClendon, Executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1989.

Notary Public

My Commission Expires: 3-3-92

215 04/04 0101 02/REEK



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

RECEIVED OF _____

FOR _____

BOOK 7808 PAGE 658

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	25000.00
CON TX	82.50
PRFEE	0.50
WDEED	6.00
TOTAL	89.00
CHECK	89.00

04/04/89 01 14:41 0001 2183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21889

IDENTIFICATION REFERENCE

APR 4 2 41 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 196619