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

BOX 51

WARRANTY DEED

21890

Apr 4 2 42 PM '89

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,100.00

Affiant

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

Notary Public

My Commission Expires: 3-3-92

Address New Owner:
JOSEPH DAUGHERTY ET AL
57 PEACHTREE STREET
NASHVILLE, TENNESSEE

Send Tax Bills To:
SAME

Map/Parcel
119-E-152.00

FOR AND IN CONSIDERATION OF THE SUM OF $10.00 cash in hand paid by JOSEPH DAUGHERTY and DOUGLAS CALDWELL and wife, TRACY CALDWELL, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RICHARD HOGAN and MICHAEL HALLUM have this day bargained and sold and does hereby transfer and convey unto the said JOSEPH DAUGHERTY and DOUGLAS CALDWELL and wife, TRACY CALDWELL, as tenants in common with rights of survivorship, 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 Richard Hogan and Michael Hallum by deed from Donald McClendon, executor of the estate of Frank McClendon, Sr. of record in Book 7808, Page 656, said Register's Office.

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.

BOOK PAGE

WITNESS my hand this 4th day of April, 1989.

By: Richard Hogan
Michael Haltom

STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

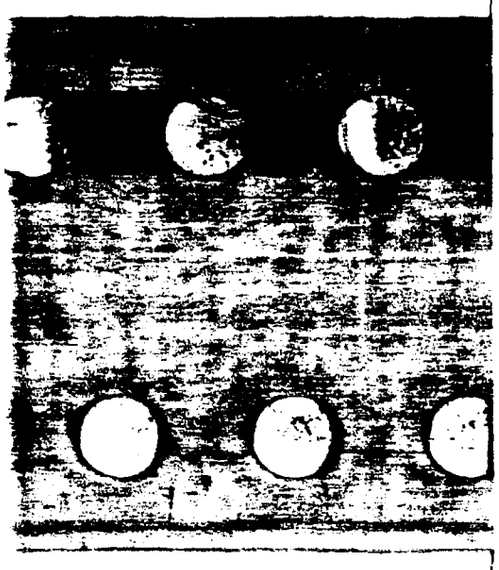
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Richard Hogan and Michael Haltom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument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

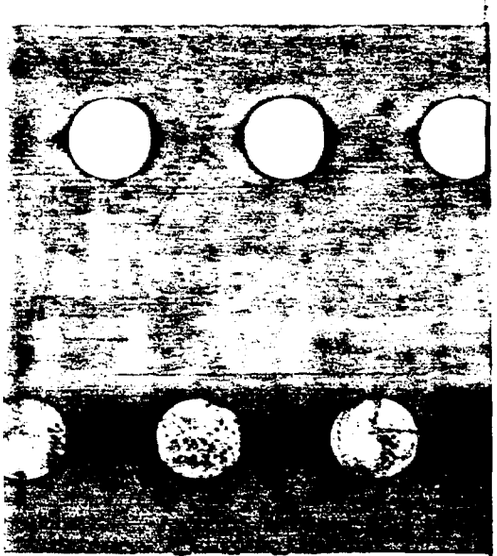
Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 1989.

Notary Public

My Commission Expires: 3-3-92

2194 04/24 0101 02CHECK





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

RECEIVED OF _____

FOR _____

BOOK 7808 PAGE 661

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	32100.00
CON TX	105.93
PRFEE	0.50
WDEED	6.00
TOTAL	112.43
CHECK	~~112.43~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~04/04/89~~ ~~01~~ ~~14:42~~ ~~0001~~ ~~2184~~

21890

IDENTIFICATION REFERENCE

APR 4 2 42 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 196620