26891Q
Ba 14
99-98052-6

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
C. Gordon Milling, III Pamela C. Milling 513 Brookvale Terrace Nashville, TN 37209	Map 103-6 Parcel 110	Fidelity Federal Savings & Loan Association 401 Union Street Nashville, TN 37219
This instrument prepared by: Boult, Cummings, Conners & Berry (JVT) 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED BOOK 7867 PAGE 325

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CLIFFORD W. BOGUE** and wife, **MARGARET H. BOGUE** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **C. GORDON MILLING, III**, and wife, **PAMELA C. MILLING** (the "Grantees"), Grantees' heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property"):

> Being Lot No. 31 on the Plan of Brookside Courts Addition No. 2, of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 31 fronts 81.02 feet on the northwesterly side of Brookvale Terrace and runs back 173.6 feet on the northeasterly line and 199.3 feet on the southwesterly line to a line in the rear which measures 85 feet.
>
> Being the same property conveyed to Clifford W. Bogue and wife, Margaret H. Bogue, by deed from Richard Moore and wife, Anne Moore, of record in Book 7255, page 535, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1989, which have been prorated between the parties and are assumed by the Grantees.

2. The Plan of Brookside Courts Addition No. 2, of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30 foot minimum building setback line from Brookvale Terrace, and a 10 foot easement for public utility purposes along the rear line of said lot.

3. Joint Driveway Agreement of record in Book 5148, page 5, said Register's Office.

4. Joint Driveway Agreement of record in Book 5177, page 195, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Clifford W Bogue
Affiant

Subscribed and sworn to before me this 6th day of June, 1989.

Notary Public
My Commission Expires: 3/22/93

This is improved property known as 513 Brookvale Terrace, Nashville, Davidson County, Tennessee 37209.

BOOK 7867 PAGE 326

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

Andrews Properties, Inc. joins in this conveyance for the purpose of conveying to the Grantees all right, title and interest it may have in and to those certain easements contained in instruments of record in Book 5148, page 5, and Book 5177, page 195, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed this 16th day of June, 1989.

Clifford W Bogue
CLIFFORD W. BOGUE

Margaret H. Bogue
MARGARET H. BOGUE

ANDREWS PROPERTIES, INC.

By: Carter Andrews

Title: vice president

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for the State and County aforesaid, **Clifford W. Bogue**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1989.

Notary Public

My Commission Expires: 3/23/93

42002

JUN 19 9 20 AM '89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for the State and County aforesaid, **Margaret H. Bogue**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of June, 1989.

Notary Public

My Commission Expires: 3/23/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, Notary Public in and for the State and County aforesaid. Carter Andrews, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Vice President of **Andrews Properties, Inc.**, a Tennessee corporation, and is authorized to execute the foregoing instrument on behalf of said corporation.

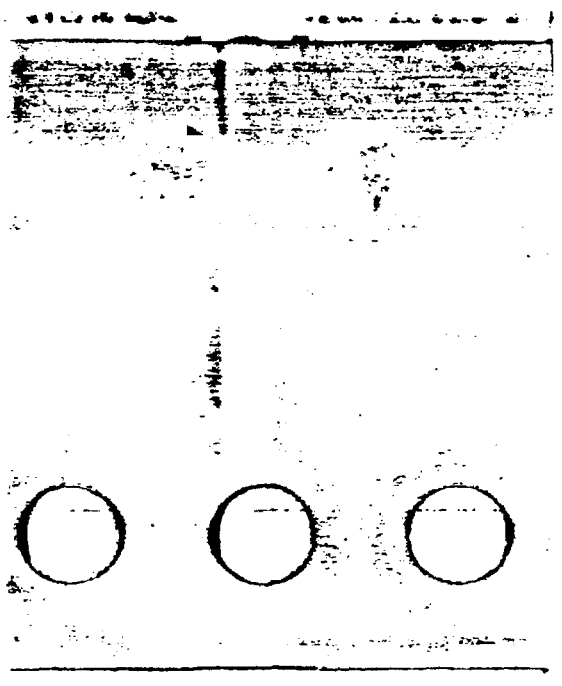
WITNESS my hand, at office, this 16th day of June, 1989.

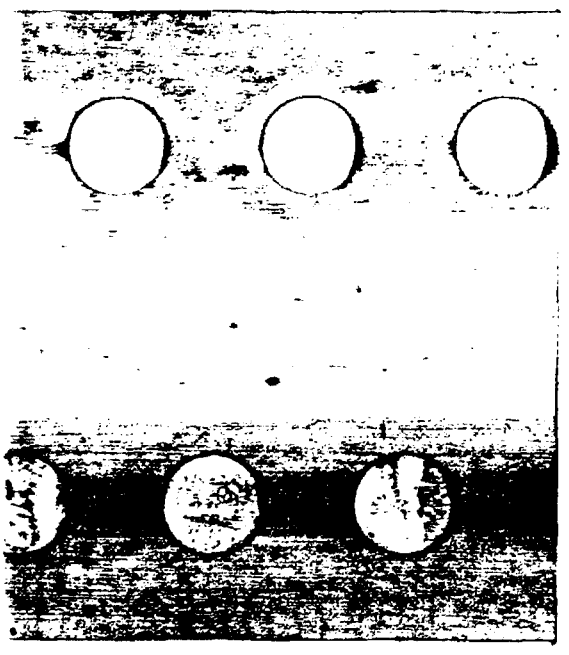
Notary Public

My Commission Expires: May 29, 1992

JVTBOGUEWD

6062 06/19 0101 03CHECK 362.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7867 PAGE 328

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	
				107000.00
			CON TX	353.10
			PRFEE	0.50
			WDEED	9.00
			TOTAL	362.60
			CHECK	362.60
06/19/89		01	09:22 0001	6062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42002

IDENTIFICATION REFERENCE

JUN 19 9 20 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 220374