File Box 43

BOOK 8151 PAGE 978

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Willa F McClain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 1990

Notary Public

MY COMMISSION EXPIRES 1/23/94
(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
Willa F. McClain, unmarried	Sovran Mortgage Corporation	81-1-8
(NAME)	(NAME)	13DA-64580
1901 Hailey Avenue	201 E. Cary Street	81-1-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-64590
Nashville, TN 37218	Richmond, VA 23219	
(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, Ronald E. Packingham, and wife, Neva Jo Packingham

Burton J. Bogitsh and wife, Mafoi C. Bogitsh and James Norris and wife, Jane Norris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willa F. McClain, unmarried

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. 47 and the northerly 25 feet of Lot No. 48 on the Plan of Hailey's Subdivision of part of Block 5, G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County, and also being shown as Lots Nos. 16 and 20, inclusive, of Block "B" on the Plan of an unrecorded Subdivision of certain lots in Hailey's Subdivision.

SAID Lot No. 47 and part of Lot No. 48, or said Lots Nos. 16 and 20, inclusive, of Block "B", front together 125 feet on the northwesterly side of Hailey Avenue and extend back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Glenn C. Bogitsh and Ronald E. Packingham by deed from James T. Walker and wife, Willa Dean Walker, of record in Book 7322, Page 681, 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 died intestate.

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

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.

unimproved ( )
This is improved (X) property, known as 1901 Hailey Avenue (House Number) (Street) Nashville, Tennessee 37218 (P. O Address) (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 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 this 10th day of July, 1990

Ronald E. Packingham

Neva Jo Packingham

Burton J. Bogitsh
By: Hunter Bogitsh, Atty. in Fact

Mafoi C. Bogitsh
By: Hunter Bogitsh, Atty in Fact

James Norris
By: Hunter Bogitsh, Atty in Fac

Jane Norris
By: Hunter Bogitsh, Atty in Fac

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 Ronald E. Packingham and wife, Neva Jo Packingham 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 10th day of July 1990

Commission expires 1/23/94

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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 _____.

9768 07/13 0101 03CHECK 200.05

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Estate of Glenn C. Bogitsh and wife, Elizabeth Norris Bogitsh

TO
Willa F. McClain, unmarried

41223

IDENTIFICATION REFERENCE

JUL 13 12 19 PM '90

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 1990, 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 10th day of July, 1990.

My Commission expires: 1/23/94

Notary Public

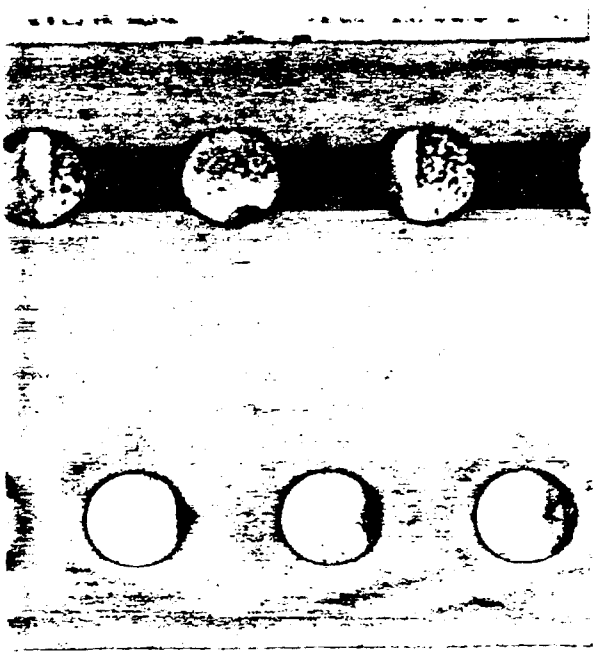
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 1990, 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 10th day of July, 1990.

My Commission expires: 1/23/94

Notary Public





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 58500.00
CON TX 193.05
PRFEE 1.00
WDEED 6.00
TOTAL 200.05
CHECK 200.05

07/13/90 01 12:22 0001 9768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41223

IDENTIFICATION REFERENCE

JUL 13 12 19 PM '90

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

No. 336613