This instrument prepared by:
LAWRENCE A. SIMONS, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

BOOK 8169 PAGE 899

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No.
Louise C. Bennett 3919 Vailwood Drive Nashville, Tennessee 37215	SAME	117-13-31

W A R R A N T Y D E E D

For and in consideration of the sum of Ninety-six Thousand & 00/100 ($96,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged, I, GARLAND L. HOGUE, Executor and devisee under the Last Will and Testament of BESSIE C. HOGUE, as of record in Will Book 171, Page 584, Probate Clerk's Office for Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said LOUISE C. BENNETT, the GRANTEE herein, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot number 18 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82 of the Register's Office for Davidson County, Tennessee.

Said lot number 18 fronts 100 feet on the westerly margin of Vailwood Drive and runs back 199.2 feet on the northerly line and 198.3 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being part of the property conveyed to Woodlawn Homes, Inc., by deed from William Gwosdof, Trustee, of record in Book 1560, page 359 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Woodlawn Homes, Incorporated to Olcy L. Hogue and Wife, Bessie C. Hogue by deed of record in Book 1639, Page 510, Register's Office of Davidson County, Tennessee; the said Olcy L. Hogue died July 8, 1974, survived by Bessie C. Hogue who died testate in Cuyahoga County, Ohio on April 15, 1990 devising said realty unto Garland L. Hogue, of record in Will Book 171, Page 584 Probate Clerk's Office for Davidson County, Tennessee and of record in Book 8159, Page 343, Register's Office for Davidson County, Tennessee.

Grantor's Wife, MARTHA HOGUE, joins in this conveyance to convey her marital interest, if any, in said property.

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This conveyance subject to:

Amendments to Restrictive Covenants running with the land and Restrictive Covenants of record in Book 1714, Page 575, Register's Office for Davidson County, Tennessee.

47658

IDENTIFICATION REFERENCE

AUG 7 12 50 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Easement for water mains, if any, as set out in an instrument executed by W.G.Wallace to Nashville Water Company, Inc., of record in Book 1037, page 572, of the Register's Office for Davidson County, Tennessee.

Easement for public utility purposes as shown on plan in Book 1130, page 82 of the Register's Office for Davidson County, Tennessee.

unimproved( )
This is improved (x) property, known as: 3919 Vailwood Drive, Nashville, Tennessee 37215.

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.

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 1st day of August, 1990.

Garland L. Hogue
GARLAND L. HOGUE

Martha Hogue
MARTHA HOGUE

STATE OF OHIO]
COUNTY OF CUYAHOGA]

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named GARLAND L. HOGUE and Wife, MARTHA HOGUE, the bargainors, 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 Fairview Park, Ohio, this 1st day of August, 1990.

Nancy Anne Thauvette
NOTARY PUBLIC

NANCY ANNE THAUVETTE
Notary Public - State of Ohio, Cuyahoga Cty.
My Commission Expires Dec 29, 1992

My commission expires: Dec 29, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $96,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Louise C. Bennett
LOUISE C. BENNETT

Sworn to and subscribed before me this 7th day of August, 1990.

Annette D. Jacobs
NOTARY PUBLIC

My commission expires: March 11, 1991

0040 08/07/90 01:01 03CHECK 323.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8169 PAGE 901

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 96000.00
CON TX 316.80
PRFEE 1.00
MDEED 6.00
TOTAL 323.80
CHECK 323.80

08/07/90 01 12:56 0001 7840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47658

IDENTIFICATION REFERENCE

AUG 7 12 46 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344300