File Box 43

BOOK 8302 PAGE 210

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,753.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 91

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
Park Avenue Investments, Inc. (NAME)	Park Avenue Investments, Inc. (NAME)	96-14 #260
3325 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	50 Century Blvd. Suite 200 (STREET ADDRESS)	3DZ-58009
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (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 Park Avenue Investments, Inc.

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

BEING Lot No. 257 on the Hickory Bend Subdivision, Section 4, of record in Book 4175, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 257 fronts 70 feet on the westerly side of Ironwood Drive and extends back 175 feet on the northerly line and 98.3 feet on the southerly line to a dead line in the rear, measuring 103.9 feet thereon.

BEING the same property conveyed to Glenn C. Bogitsh and Ronald E. Packingham by deed from Earnest H. Hunt and wife, Lee B. Hunt and Lee R. Winkler and wife, Clara J. Winkler, of record in Book 7318, Page 230, 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.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6816, Page 957, said Register's Office, payable according to the terms and conditions contained therein.

This is improved (X) unimproved ( ) property, known as 3325 Ironwood Drive (House Number) (Street) Nashville, TN 37214 (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 ti, 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 28th day of February, 19 91

X Ronald E. Packingham

X Neva Jo Packingham

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

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

X James Norris
James Norris
By: Hunter Bogitsh
Hunter Bogitsh, Atty in Fact

X Jane Norris
Jane Norris
By: Hunter Bogitsh
Hunter Bogitsh, Atty in Fact

STATE OF TENNESSEE
Davidson County

BOOK 8302 PAGE 211

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 bargainors, 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 28th day of February 1991.

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 _____.

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

My commission expires _____

Notary Public

3 2 TREFERENCE 2:19 PM '91 SUM FEES $ HOUSE TAX

WARRANTY DEED

FROM

Ronald E. Packingham et ux
and
Estate of Glenn C. Bogitsh et ux

TO

PARK AVENUE INVESTMENTS, INC.

IDENTIF.

FELIX Z. ... DAVIDSON

0359 03/01 0101 03 CHECK 227.44

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 1991, 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, pursuant to Powers of Attorney of record in Book 7664, Page 959 and Book 7664, Page 961, said Register's Office, 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 28th day of February, 1991.

My Commission expires: 1/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 1991, 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, pursuant to Powers of Attorney of record in Book 7664, Page 963, and Book 7664, Page 965, said Register's Office, 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 28th day of February, 1991.

My Commission expires: 1/23/94

Notary Public

FELIX Z [illegible], II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8302 PAGE 212

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 66753.96
CON TX 220.44
PRFEE 1.00
WDEED 6.00
TOTAL 227.44
CHECK 227.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/91 01 14:51 0001 0359

96372

IDENTIFICATION

No. 401196

[redacted]