BOOK 8398 PAGE 380

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TN 37203

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Larry A. Paradise 2804 Columbine Place Nashville, TN 37204	New Owner	118-7-180

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by LARRY A. PARADISE, an unmarried man, hereinafter referred to as "Grantee," RICHARD F. HOGAN, an unmarried man, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on Block "E", on the plan of Berry Hill Gardens Subdivision, as shown on the plat of record in Plat Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Richard F. Hogan by Deed of record in Book 7618, page 806, Register's Office for Davidson County, Tennessee.

This is improved property known as 2804 Columbine Place, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) ad valorem taxes for the current year, which have been prorated and assumed by Grantee; and (ii) easements and building setbacks as shown on the plat recorded in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 12th day of July, 1991.

RICHARD F. HOGAN

30907

IDENTIFICATION REFERENCE

JUL 15 2 53 PM '91

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Richard F. Hogan, an unmarried man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 1991.

Notary Public

My Commission Expires:
7-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

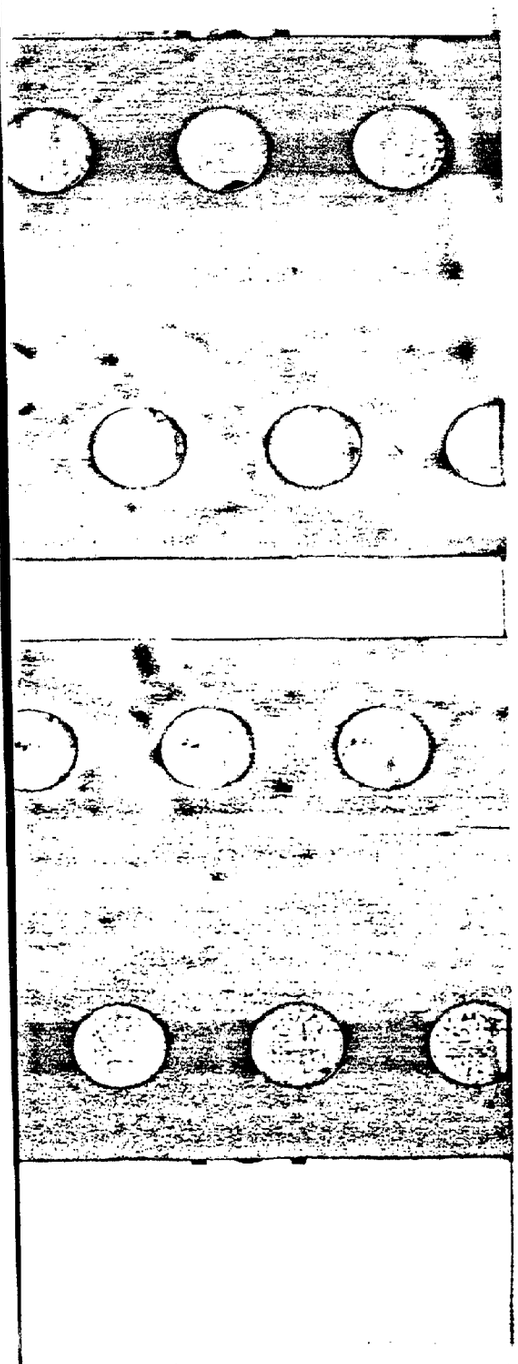
AFFIANT

Subscribed and sworn to before me this 12th day of July, 1991.

Notary Public

My Commission Expires:
7-23-94

1773 07/15 0101 03CHECK 321.50



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 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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 321.50
				CHECK 321.50
07/15/91	01			14:55 0001 1773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30907.

IDENTIFI REFERENCE

Jul 15 2 53 PM '91

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 440785