BOOK 8498 PAGE 603

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,432.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 91

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Robertson (NAME)	First Investment Company (NAME)	13DA 26715
414 Ewing Lane (ADDRESS)	Post Office Box 749 (ADDRESS)	60-2-1
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	

FOR AND 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, Keith D. O'Gara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine Robertson

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 lying and being in the 13th Civil District of Davidson County, Tennessee, being part of the property as described in Book 4713, page 691, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl, dated October 10, 1980, as follows:

Beginning at the northeast corner of the property conveyed to John W. Boyte, Jr. and wife, by deed from Henry F. Hawkins and wife, as of record in Book 2243, page 519, Register's Office, Davidson County, Tennessee; thence S 51 degrees 36' E, 45 feet to a point; thence S 16 degrees 38.6 minutes W, 239.8 feet, more or less, to a point; thence northwest 44 feet, more or less, to a point; thence N 15 degrees 07 minutes E, 230 feet, more or less, to the point of beginning.

Being the same property conveyed to Keith D. O'Gara by deed from Ricky Ray Malugen and wife, Deborah Kay Malugen, of record in Book 7010, page 152, Register's Office for Davidson County, Tennessee.

DONNA O'GARA joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property now or in the future.

**EXCEPT FOR A CERTAIN MORTGAGE TO FIRST INVESTMENT COMPANY RECORDED IN BOOK 7010, PAGE 155, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, THE UNPAID BALANCE OF WHICH THE GRANTEE HEREBY ASSUME AND AGREE TO PAY AS PART OF THE CONSIDERATION HEREIN; THE GRANTEE ALSO DOES HEREBY ASSUME THE OBLIGATIONS OF KEITH D. O'GARA UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

unimproved ( )
This is improved (X) property, known as 414 Ewing Lane, Nashville, Tennessee 37207
(House Number) (Street) (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 my hand this 20th day of November, 19 91

Keith O'Gara — Donna O'Gara

Keith D. O'Gara

BOOK 8498 PAGE 604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith D. O'Gara and wife, Donna O'Gara

the bargainor, 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 Madison, Tennessee, this 20th day of November 19 91.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

6.60 64

IDENTIFICATION REFERENCE

DEC 2 2 56 PM '91

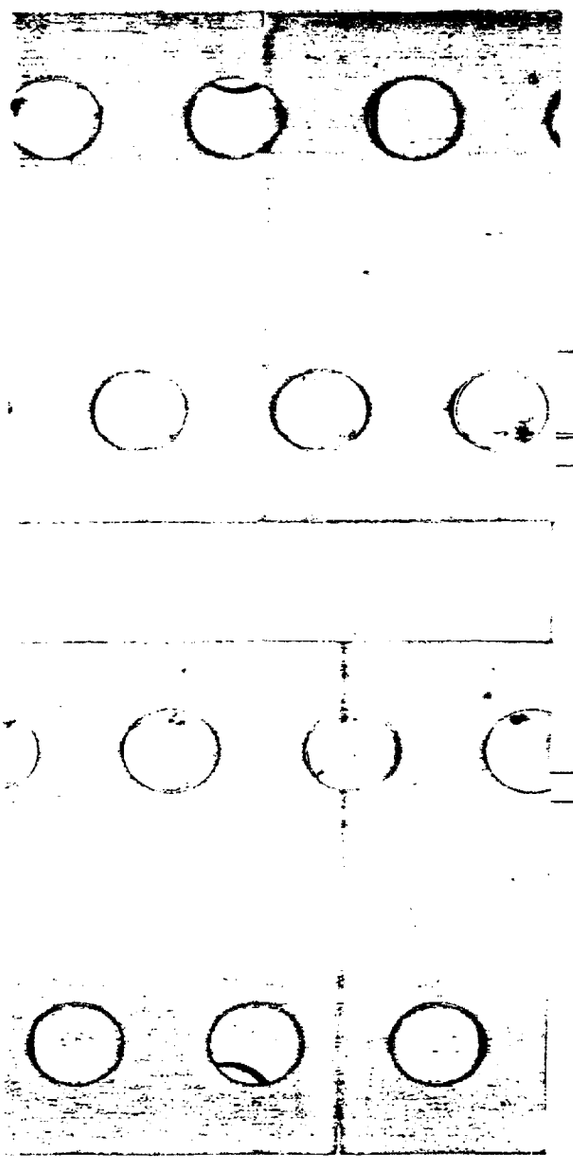
WARRANTY DEED

FROM
Keith D. O'Gara

TO
Catherine Robertson

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

8479 12/02 0101 03CHECK 138.35



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8498 PAGE 605

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 35472.12
CON TX 131.35
PRFEE 1.00
WDEED 6.00
TOTAL 138.35
CHECK 138.35
12/02/91 01 14:58 0001 8479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66064

IDENTIFICATION

DEC 2 2 56 PM '91

No. 481058