File in Box 14
7679-3

FORM NO. WD-1

BOOK 8542 PAGE 798

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Jonathan A. Shayne
Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31st DAY OF January, 1992.

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN A. SHAYNE (NAME)	FIDELITY FEDERAL BANK, FSB (NAME)	Map 104-13
213 CARDEN AVENUE (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 031
NASHVILLE, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 26W-08740

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, JAMES H. HOGGE AND WIFE, SHARON HOGGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN A. SHAYNE AND WIFE, ANN M. SHAYNE

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. 15 on the Map of Bransford Realty Company's Subdivision of certain lots in Books "E", and "F", and "G", in Whitland Realty Company's Subdivision, as of record in Book 547, Page 53, said Register's Office to which plan reference is hereby made for a more complete and accurate legal descritpion thereof.

BEING the same property conveyed to James H. Hogge and wife, Sharon Hogge, by Deed from Sonia Makleff and Marilyn Stern, of record in Book 4517, Page 550, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

8149.5

IDENTIFICATION REFERENCE

FEB 4 11 25 AM '92

DAVIDSON COUNTY, TN

8156 02/04 0101 03CHECK 735.90

This is unimproved ( ) improved (X) property, known as 213 Carden Avenue, Nashville, TN 37205
(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 our hands this 31st day of January, 1992

James H. Hogge
JAMES H. HOGGE

Sharon Hogge
SHARON HOGGE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named JAMES H. HOGGE AND WIFE, SHARON HOGGE

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 Nashville, Tennessee, this 31st day of January, 1992.

John T. Cook
Notary Public

Commission Expires 7/24/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JAMES H. HOGGE AND WIFE, SHARON HOGGE

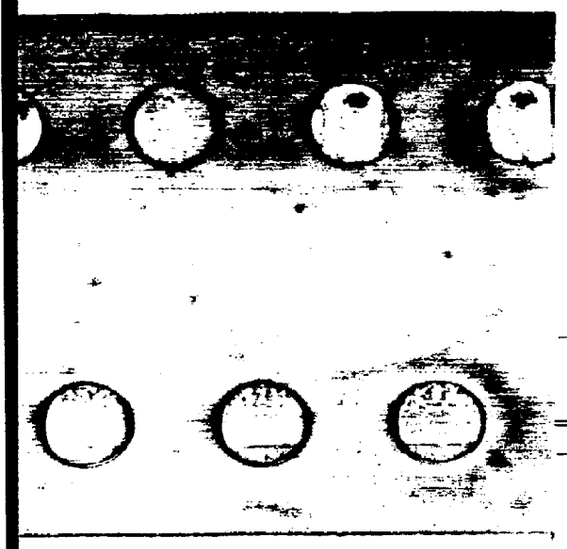
TO
JONATHAN A. SHAYNE AND WIFE, ANN M. SHAYNE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



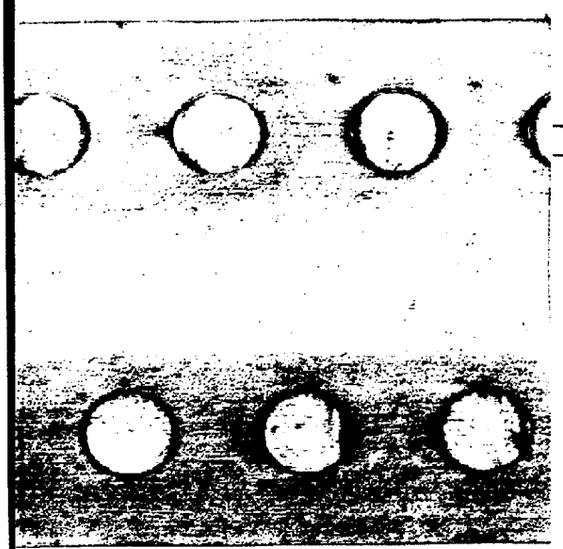
RECEIVED OF _____

FOR _____

BOOK 8542 PAGE 800

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 197000.00
CON TX 728.90
PRFEE 1.00
UDEED 6.00
TOTAL 735.90
CHECK 735.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/92 01 11:27 0001 8156

81495

IDENTIFICATION REFERENCE

FEB 4 11 27 AM '92

DAVIDSON COUNTY, TN

No. 498776