File 10719 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8653 PAGE 785

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALFRED BARTLES	WACHOVIA MORTGAGE COMPANY	Map 118-13
(NAME)	(NAME)	
3609-A Wilbur Place	P. O. Box 3174	Parcel 169
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Winston-Salem, N.C. 27102	F.B. 16DA14955
(CITY) (STATE) (P. O. ZIP)	(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, L. THOMAS BOGAN AND WIFE, AMY SMOTHERMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALFRED BARTLES AND WIFE, MARTHA BARTLES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 35 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to L. Thomas Bogan and wife, Amy Smotherman by deed from Gerald K. Clement and wife, Sharon A. Clement of record in Book 7853, page 620, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 2, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated May 30, 1989, in the original principal sum of $118,332.00, payable to Leader Federal Mortgage, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7853, page 623, said Register's Office. Said Deed of trust having been assigned to First Wachovia Mortgage Company by instrument of record in Book 7887, page 993, rerecorded in Book 7926, page 289, said Register's Office.

20003 IDENTIF. TREFERENCE JUN 17 10 10 AM '92 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

1988 06/17 0101 03CHECK 530.55

This is improved (XX) unimproved ( ) property, known as 3609-A Wilbur Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of June, 19 92

L. THOMAS BOGAN

AMY SMOTHERMAN

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STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. THOMAS BOGAN AND WIFE, AMY SMOTHERMAN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of June, 19 92

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,515.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 92

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

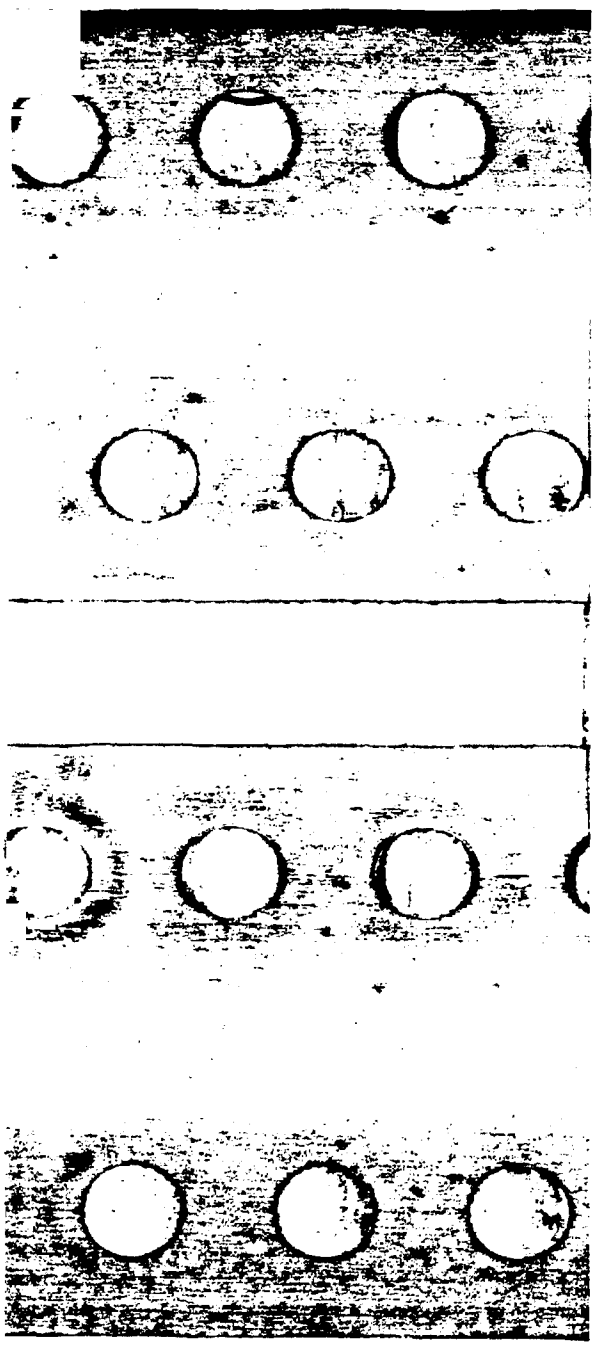
Notary Public

WARRANTY DEED

FROM L. THOMAS BOGAN AND WIFE, AMY SMOTHERMAN

TO ALFRED BARTLES AND WIFE, MARTHA BARTLES

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 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	141515.06
			CON TX	523.55
			PRFEE	1.00
			WDEED	6.00
			TOTAL	530.55
			CHECK	530.55
06/17/92	01		10:10 0001	1988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20003

IDENTIF. REFERENCE

JUN 17 10 10 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541729