THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00266581
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James W. Mogan	First American National Bank	MAP118-8
(NAME) 2319 Winford Avenue	(NAME) P.O. Box 305048	PARCEL22
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, TN 37230-5048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars.*

Cash in hand paid by James W. Mogan and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8666 PAGE 234

Alton Lee Foutch and wife, Phyllis Diane Foutch

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Mogan, unmarried,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15 Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Alton Lee Foutch by deed from Frank E. Hipkins and wife, Frances Hipkins of record in Book 7360, page 805, Register's Office for Davidson County, Tennessee.

24333

IDENTIF. REFERENCE

JUL 1 12 23 PM '92

DAVIDSON COUNTY TN.

1741 07/01 0101 03CHECK 153.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me this the 30th *day of* June *19* 92

My commission expires: 1-23-93 *(Affix Seal)*

Affiant James W. Mogan

Notary Public Cynthia O'Dell

unimproved ( )
This is improved ( ) property, known as 2319 Winford Avenue, Nashville, TN 37211
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th *day of* June *19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alton Lee Foutch

Phyllis Diane Foutch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* Alton Lee Foutch and wife, Phyllis Diane Foutch

the within named bargainor~~s~~, *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* 30th *day of* June, *19* 92

Notary Public

Commission expires 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ Notary Public

Commission expires _____

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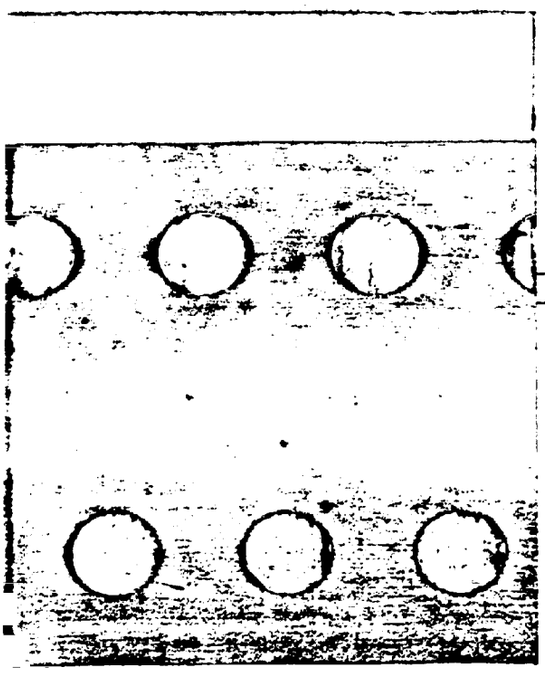
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

07/01/92 01 12:24 0001 1741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24333

IDENTIF. REFERENCE

JUL 1 12 23 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 546546