Tel. Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8710 PAGE 179

ADDRESS NEW OWNER:
Richard Carl Saine, Katherine Ann Saine, and Katherine E. Middleton
210 Rising Sun Lane
Old Hickory, TN 37138

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 54-14
PARCEL 38
04d 27462

MORTGAGEE:
Decatur Federal Savings and Loan Association
250 East Ponce De Leon Ave.
Decatur, GA 30030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth N. Pogue and wife, Tommy L. Pogue, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard Carl Saine and wife, Katherine Ann Saine, 80% interest, and Katherine E. Middleton, unmarried, 20% interest, as joint tenants with the specific right of survivorship, 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:

BEING Lot 104, Section Two, Brandywine Farms, of record in Book 3700, Page 28, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kenneth N. Pogue and wife, Tommy L. Pogue, by deed from Edgar Odell Smith and wife, Annice S. Smith of record in Book 6654, Page 893, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3816, Page 544; Appointment of Committee in Book 3822, Page 851; Restrictive Covenants in Book 3936, Page 811; Extension of the Brandywine Farms Restrictive Covenants in Book 6691, Page 977, said Register's Office.

This conveyance is subject to minimum building setback line, drainage easement and public utility and drainage easement of record in Book 3700, Page 28, said Register's Office.

This is improved property known as 210 Rising Sun Lane, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Carl Saine and wife, Katherine Ann Saine, and Katherine E. Middleton, their heirs and assigns, forever; and we, Kenneth N. Pogue and wife, Tommy L. Pogue 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of August, 1992.

Kenneth N. Pogue

Tommy L. Pogue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3565 08/25 0101 03CHECK 647.25

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth N. Pogue and wife, Tommy L. Pogue 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 172,500.00.

AFFIANT

Subscribed and sworn to before me this 19th day of August, 1992.

NOTARY PUBLIC
My Commission Expires: 5-22-93

39371

TENNESSEE REFERENCE

Aug 25 12 17 AM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8710 PAGE 181

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 172500.00
CON TX 638.25
PRFEE 1.00
WDEED 8.00
TOTAL 647.25
CHECK 647.25

08/25/92 01 10:19 0001 3565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3937.1

IDENTIFI REFERENCE

AUG 25 10 17 AM '92

DAVIDSON COUNTY, TN

No. 563302