mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9540 PG 196

ADDRESS NEW OWNER:
Michael A. Hogan and Brenda K. Hogan
2837 Blue Brick Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
P.O. Box 8111
Vernon Hills, Illinois 60061

MAP AND PARCEL:

Map	46
Group	6
Parcel	25

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, **Jackie D. Poore and wife, Brenda L. Poore**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael A. Hogan and wife, Brenda K. Hogan**, 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. 8 on the Plan of Clover Bottom Subdivision, Section 1 as of record in Book 1424, page 50, Register's Office for said County.
>
> Said Lot No. 8 fronts 75 feet on the southerly side of Blue Brick Drive and runs back 174.5 feet on the northeasterly line and 174.7 feet on the southwesterly line to a dead line.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Jackie D. Poore and wife, Brenda L. Poore by deed from Robert L. Wood and wife, Naomi P. Wood and Ralph C. Poore and wife, Dean S. Poore, dated February 27, 1973, as of record in Book 4684, page 913, Register's Office for Davidson County, Tennessee.

This is improved property known as 2837 Blue Brick Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to an easement for sanitary sewers, in favor of Metropolitan Government of Nashville, Davidson County, evidenced by an instrument of record in Book 6249, page 476, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

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This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 1424, page 50, said Register's Office, including but not limited to a 40 foot minimum building setback line from Blue Brick Drive; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1994 have been settled between the parties, and are the responsibility of Grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael A. Hogan and wife, Brenda K. Hogan, their heirs and assigns, forever; and we, Jackie D. Poore and wife, Brenda L. Poore, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of November, 1994.

Jackie D. Poore
Jackie D. Poore

Brenda L. Poore
Brenda L. Poore

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jackie D. Poore and wife, Brenda L. Poore, 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 Mt. Juliet, Tennessee, this the 30th day of November, 1994.

Patricia M. Sullivan
NOTARY PUBLIC

PATRICIA M. SULLIVAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,600.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of November, 1994.

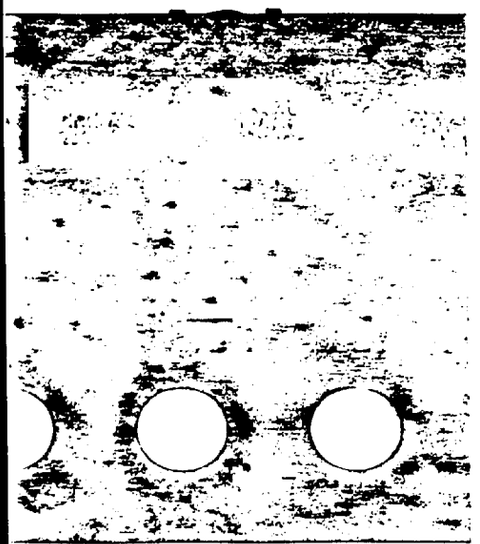
NOTARY PUBLIC
My Commission Expires: February 3, 1997

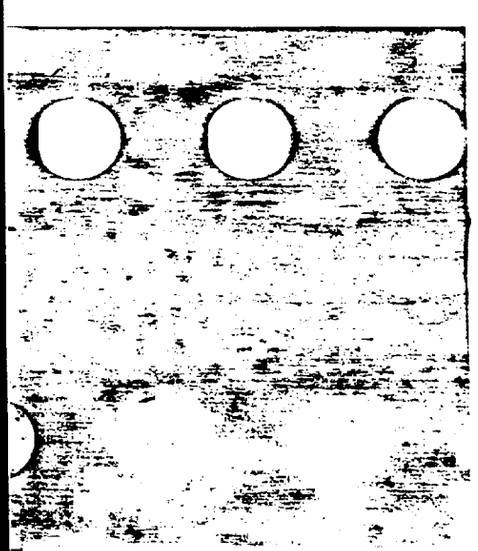


15251

IDENTIFICATION REFERENCE

DEC -7 AM 9:46





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

RECEIVED OF _____

FOR _____

BOOK 9540 PG 199

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	59600.00
CON TX	220.52
PRFEE	1.00
WDEED	12.00
TOTAL	233.52
CHECK	233.52

12/07/94 01 09:47 0001 0837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15251
IDENTIFICATION REFERENCE

94 DEC -7 AM 9:46

REGISTER
DAVIDSON COUNTY, TN.

No. 860832