BOOK 9694PG252

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jeffrey John Bogdan 109 Academy Square Nashville, TN 37210	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232	Map 93-11-A Parcel 109 CO Field Book 13W 14109

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DANIEL A. EASTERLY, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JEFFREY JOHN BOGDAN, a single man, hereinafter referred to as the "GRANTEE", his 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. 109 on the Plan of Revised Academy Square of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Daniel A. Easterly, unmarried, by deed from Haury & Smith Contractors, Inc. of record in Book 6252, page 344, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 109 Academy Square, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as shown on the Plan of record in Book 5200, page 614, said Register's Office.

3. Subject to Declaration of Covenants, Conditions and Restrictions for Academy Square of record in Book 6117, page 681, said Register's Office.

4. Subject to Easement and Amendments to Declaration of Covenants, Conditions and Restrictions for Academy Square of record in Book 6222, page 873, said Register's Office.

5. Subject to By-Laws of Academy Square, Inc. of record in Book 6117, page 700, said Register's Office.

6. Subject to Charter of Academy Square, Inc. of record in Book 6125, page 384, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 30th day of May, 1995.

"GRANTOR"

David A. Easterly

DANIEL A. EASTERLY

"GRANTEE"

Jeffrey John Bogdan

JEFFREY JOHN BOGDAN

95 JUN -7 PM 1:41
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0067832

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL A. EASTERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY JOHN BOGDAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

The actual consideration or value, whichever is greater, for this transfer is $69,900.00.

Affiant

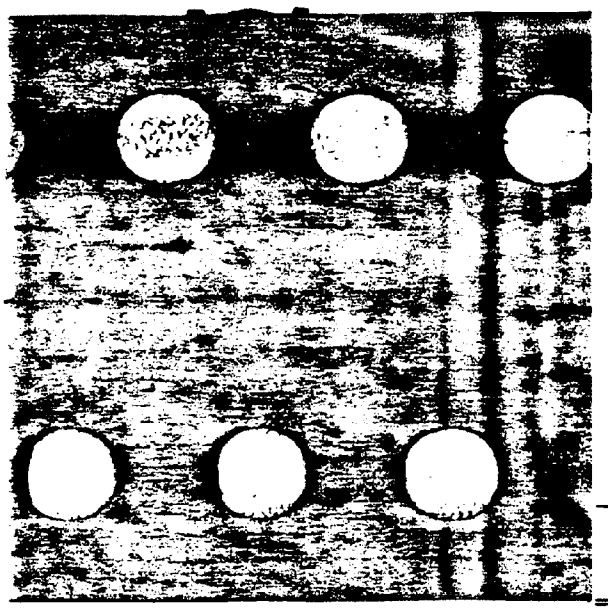
Sworn to and subscribed before me, this the 30th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

JENNIFER FRANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 21, 1996

60 06/07 001 03[illegible]
267.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

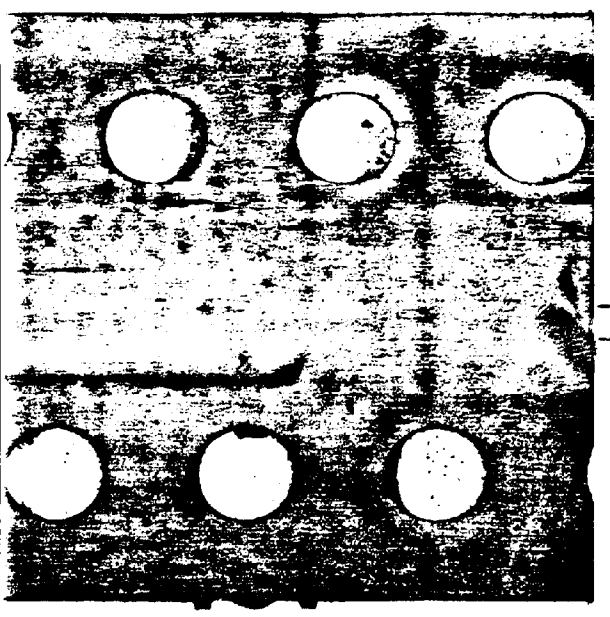
RECEIVED OF _____

FOR _____

BOOK 9694 PG 254

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 267.63

06/07/95 01 13:42 0001 8760

0067832
IDENTIF. ↑ REFERENCE

95 JUN -7 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918044