PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (kd) Title No: 38266
Dav. Co. File: Box 8

FOR 10215PG 81

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse L. Tate David T. Bailey 5107 Longstreet Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 132-9-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garry Rossen Hogan, Jr., individually and as Executor, with full power, under the last will and testament of Garry Rossen Hogan, Sr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse L. Tate and spouse, Carolyn H. Tate a one-half interest as tenants by the entireties, and David T. Bailey and spouse, Katherine T. Bailey a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of W. W. Wilkinson's Subdivision of Lots Nos. 32, 33-A and 33-B in Oak Hill Subdivision No. 1 as of record in Plan Book 843, Page 82, Register's Office of Davidson County, Tennessee.

SAID Lot No. 6 fronts 100 feet on the easterly side of a road to Glendale Park, and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to G. R. Hogan by deed from S. R. Bratcher of record in Book 996, Page 355, Register's Office for said County. G. R. Hogan has since died, married and testate. By will of record in Will Book 207, Page 384 Probate Court Clerk's Office for Davidson County, Tennessee the said G. R. Hogan devised subject property to Garry Rossen Hogan, Jr. and empowered the named Co-Executors, Garry Rossen Hogan, Jr. and Robert Snellings, with full power to convey subject property. Letters Testamentary were issued to the said Garry Rossen Hogan, Jr. and Robert Snellings of record in Minute Book 408, Page 655 Probate Court Clerk's Office for Davidson County, Tennessee. The said Robert Snellings has since died leaving Garry Rossen Hogan, Jr. as the remaining Executor.

Marguerite Sykes Hogan, surviving spouse of Garry Rossen Hogan, Sr., joins in this conveyance for the express purpose of conveying any elective share or homestead interest that she might have in the subject property

This instrument is executed on behalf of Marguerite Sykes Hogan by Garry Rossen Hogan, Jr. as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4422 Lealand Lane, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of October, 1996.

Estate of Garry Rossen Hogan, Sr.

By: _____
Garry Rossen Hogan, Jr., individually and as Executor

_____
Marguerite Sykes Hogan, By: Garry Rossen Hogan, Jr., Atty-In-Fact

State of Wisconsin
County of Dane

On this 27 day of September, 1996, before me the undersigned authority, personally appeared **Garry Rossen Hogan, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

My Commission Expires: Aug 20, 2000 _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 65000.00

_____
Affiant

Sworn and subscribed before me on the 1st day of October, 1996.

_____
Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

96 OCT -3 PM 3:09
PERCY WILKINS REGISTER
DAVIDSON COUNTY, TN.

0232779
IDENTIFICATION REFERENCE

0101 03CHECK 253.

BOOK 10215 PG 83

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Garry Rossen Hogan, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marguerite Sykes Hogan**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of October, 1996.

Mary McCollers
Notary Public

My Commission Expires: Aug 20, 200 Dane County Wisconsin September 27, 1996

EXHIBIT "A"
To
WARRANTY DEED

FROM: Estate of Garry Rossen Hogan, Sr.

TO: Jesse L. Tate and David T. Bailey

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

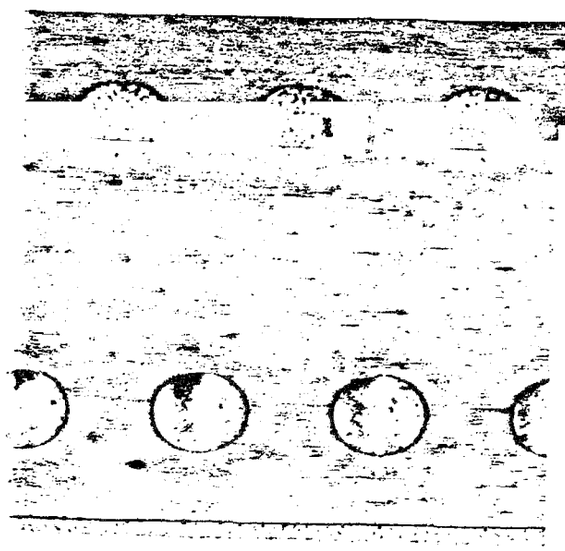
Garry Rossen Hogan, Jr., Affiant

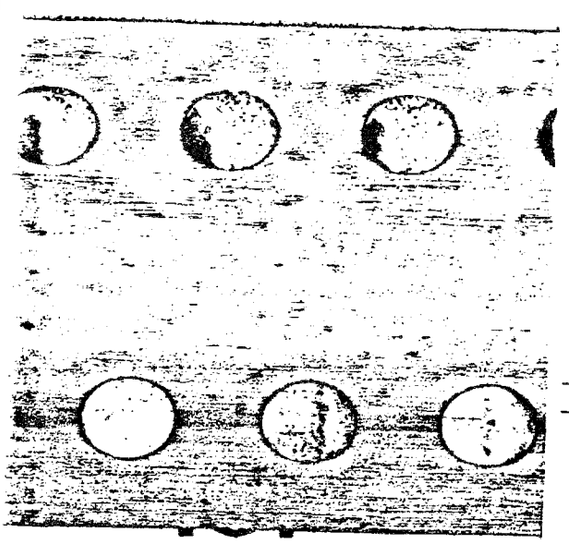
Sworn to and subscribed before me this 27th day of September, 1996.
~~1st day of October, 1996.~~

Mary McCollers
Notary Public

My Commission Expires: Aug 20 2000
Dane County Wisconsin

NOTARY PUBLIC STATE OF WI





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

RECEIVED OF _____

FOR _____ BOOK 10215 PG 81

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
				DAMT 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 253.50
				CHECK 253.50
			10/03/96 01	15:11 0001 6474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232779
IDENTIF. # REFERENCE

96 OCT -3 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073549

No. [redacted]