STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

My Commission Expires: 5-20-97

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 1997.

Notary Public

(AFFIX SEAL)

BOOK 10351 PG 450

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

mail

Frank Lee Bogue, Jr. 1100 Birdsall Street Old Hickory, TN 37138	NEW OWNER	44-15-387.00
ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL NOS.

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 which is hereby acknowledged,

We, MARILYN MILLER TAYLOR and DIANNE MILLER MOREHOUSE,

(the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said FRANK LEE BOGUE, JR., married (the "Grantees"), successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 54, Section B, Village of Old Hickory as shown on plan recorded July 16, 1948 in Book 1424 at apge 67, in the Register's Office for Davidson County, Tennessee; located on southwest corner of intersection of Birdsall and Eleventh Streets, and containing 0.12 acres, more or less;

Subject to and/or reserving one (1) permanent easement five(5) feet wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the Grantor, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Clyde F. Miller and Nilla Baker Miller, his wife by deed of record in Book 1731 at page 42, Register's Office for Davidson County, Tennessee; the said Nilla Baker Miller having predeceased Clyde F. Miller, Marilyn Miller Taylor and Dianne Miller Morehouse being their heirs-at-law.

This is improved/unimproved property known as 1100 Birdsall Street, Old Hickory, TN 37138

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 the same is unencumbered, except as stated herein.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10351 PG 451

WITNESS our hand(s) this the 7 day of Feb-14. 1997.

Marilyn Miller Taylor

Dianne Miller Morehouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Marilyn Miller Taylor and Dianne Miller Morehouse, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 5-20-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at office, this the _____ day of _____, 19__.

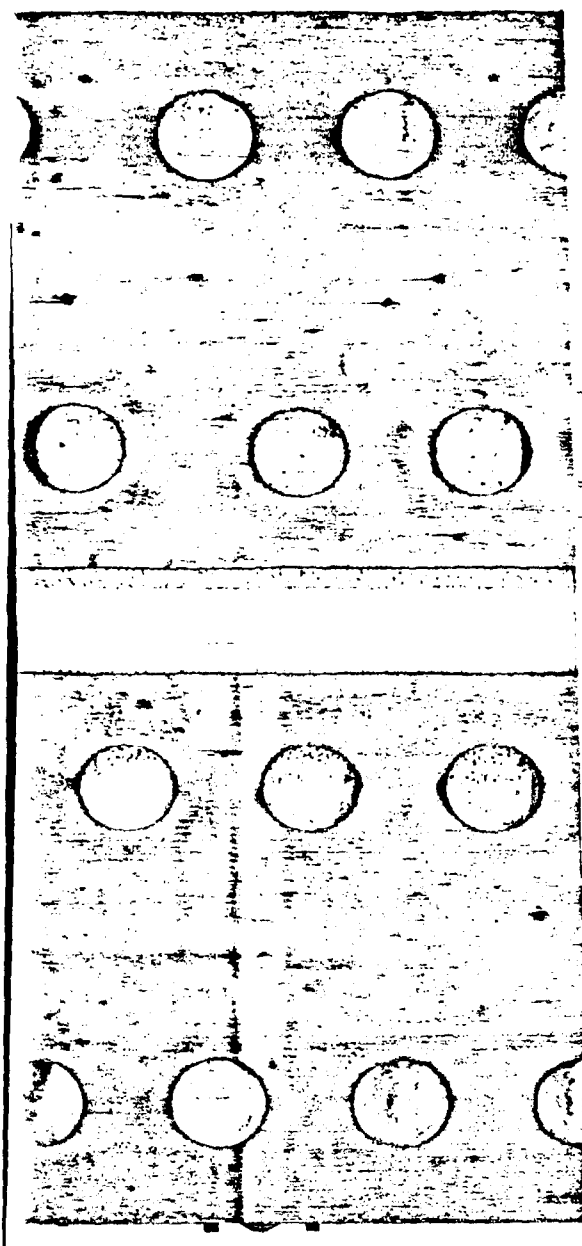
NOTARY PUBLIC

My Commission Expires:_____

0273599
IDENTIFICATION REFERENCE

97 FEB 18 AM 8:32
DAVIDSON COUNTY TN

6979 02/18 0101 03CHECK 323.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 452

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.50
			CHECK	323.50
02/18/97	01		10:34 0001	6979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02773599
IDENTIF. & REFERENCE

97 FEB 18 AM 10: 32

DAVIDSON COUNTY, TN.

No. 1117435