BOOK 10602 PG 912

G71779
State of Tennessee
COUNTY OF ~~DAVIDSON~~ Sumner

THIS THE 8TH DAY OF SEPTEMBER, 1997.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRAN$FER IS $69,900.00.

Shirley Canady
Affiant

Notary Public

(AFFIX SEAL)

My Commission Expires: 04-01-2001

WARRANTY DEED

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

6887 09/10 0101 03CHECK 267.63

Mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Shirley A. Canady 2837 Bluebrick Drive Nshville, TN 37214	SAME	96-06 25.00

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,

I, **Michael A. Hogan** (the "Grantor") have this day bargained and sold, and do hereby transfer and convey unto the said **Shirley A. Canandy** (the "Grantee"), her successors and assigns, certain real estate located in Davidson County, 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 147.7 feet on the southwesterly line to a dead line.
>
> **BEING** the same property conveyed to Michael A. Hogan by Quitclaim Deed from John M. Jordan, trustee of record in Book 9958, page 562, Register's Office of Davidson County, Tennessee.
>
> **SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever, I covenant that I am 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 myself, my heirs and representatives,

to warrant and forever defend the title to said real estate to said Grantee, her 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.

WITNESS our hand(s) this the 8th day of September. 1997.

Michael A. Hogan

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Michael A. Hogan, named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 04-01-2001

0346932
IDENTIF. + REFERENCE

97 SEP 10 AM 9:12

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10602 PG 914

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
TDEED 8.00
ERR CO
TDEED 8.00-
MAMT 8.00
ERR CO
MAMT 8.00-
WDEED 8.00
TOTAL 267.63
CHECK 267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/10/97 01 09:13 0001 6887

97 SEP 10 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0346932
IDENTIF. ↑ REFERENCE

No. 1196344