274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HENRIETTA R. OGLESBY (NAME)	First Union Mortgage Corp. (NAME)	MAP 105-11
1907 Thurman Street (ADDRESS)	P.O. Box 96001-2C2 (ADDRESS)	PARCEL 248
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Charlotte, NC 28296 (CITY) (STATE) (ZIP)	FB #06DA-22180

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HULAN BISSINGER, UNMARRIED, AND RAYMOND KIRBY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRIETTA R. OGLESBY AND HUSBAND, RANDALL L. WADE

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 the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being Lot No. A-3 on the unrecorded subdivision of the Frank St. Charles Property, described according to a survey made by D. E. Boner, Surveyor, March 7, 1951, as follows:

BEGINNING at the northwest corner of the property conveyed to Joe M. Lancaster and wife, by deed from Frank St. Charles and wife, of record in Book 1046, Page 484, Register's Office for said County, said point being 145.2 feet West of the westerly margin of Bransford, formerly Morton Avenue; thence, North 87 1/2 degrees West 464.2 feet, more or less, to the easterly margin of Thurman Street; thence, with same, South 2 1/2 degrees West 82.5 feet; thence, South 87 1/2 degrees East 464 feet, more or less, to the westerly line of Lot No. A-1; thence, with same, northwardly 32.5 feet to Lancaster's southwest corner; thence with said Lancaster's westerly line, northwardly 50 feet in all 82.5 feet to the BEGINNING.

BEING the same property conveyed to Arthur Raymond Kirby, unmarried, by Deed from Rueben Pruitt, Jr., and wife, Dorothy Ann D. Pruitt, of record in Book 4228, Page 62, Register's Office for Davidson County, Tennessee. The property was further conveyed to Arthur Raymond Kirby and Ora E. Bissinger,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1907 Thurman Street, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number 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 26th day of August 1998

HULAN BISSINGER

RAYMOND KIRBY

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

Legal Continued from Page 1

as joint tenants with right of survivorship, by Quitclaim Deed of record in Book 4639, Page 957, said Register's Office, and further conveyed to Raymond Kirby and wife, Ora E. Kirby by Quitclaim Deed of record in Book 6613, Page 681, said Register's Office. The property was further conveyed to Hulan Bissinger, by Quitclaim Deed from Raymond Kirby and wife, Ora E. Kirby, of record in Book 10353, Page 439, said Register's Office. The said Raymond Kirby and wife, Ora E. Kirby retained a Life Estate in said property. The said Ora E. Kirby having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 HULAN BISSINGER, UNMARRIED, AND RAYMOND KIRBY, UNMARRIED, 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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August, 1998.

My Commission Expires: 7/24/99

Notary Public

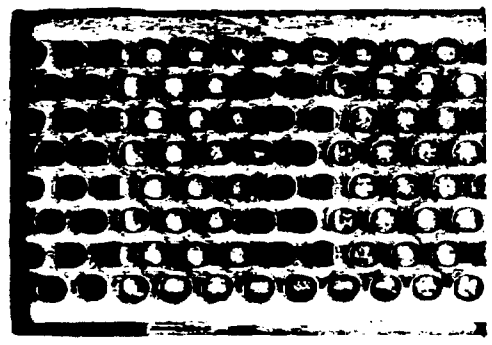
SCOTT DAVIS WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0480122
IDENTIFICATION REFERENCE

98 AUG 27 AM 8:42

2520 08/27 0101 03CHECK 220-05

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 11083 PAGE 757

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 56500.00
CON TX 209.05
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 220.05
CHECK 220.05

08/27/98 01 08:43 0001 2520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480122
IDENTIFICATION REFERENCE

98 AUG 27 AM 8:42

No. 1338000