BOOK 11304 PAGE 599

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES 9-28-02

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Bogle (NAME)	same (NAME)	075-06-0
4270 Nepal Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	C90.00
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles R. Sexton and wife, Evelyn L. Sexton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Bogle and wife, Reba Bogle

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

See Attached Exhibit "A", incorporated by reference herein.

IDENTIFICATION REFERENCE
99 JAN 20 PM 2:39
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER
05388871

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved (X) This is improved ( ) property, known as 4270 Nepal Drive Hermitage, TN 37076
(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. Whenever 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 14th day of January, 19 99

~~Charles R. Sexton~~ ~~Evelyn L. Sexton~~

Charles R. Sexton Evelyn L. Sexton

STATE OF TENNESSEE }
COUNTY OF Sumner

BOOK 1130 4 PAGE 690

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Charles R. Sexton and wife, Evelyn L. Sexton~~

the bargainor ~~(s)~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~the~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this ~~14th~~ day of ~~January~~, 19 99.

Commission expires 4-27-02

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

Exhibit A - Legal Description

LAND in Davidson County, Tennessee, being Lot No.323, on the plan of Hermitage Estates, Section 2, as shown on plat of record in Book 3700, Page 23, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the curving northwesterly margin of Nepal Drive, the common corner of Lots Nos. 322 and 323, and runs back 128.35 feet in a northwestwardly direction along the common line between said lots to a point, a common intersecting corner of Lots Nos. 322, 323, and 324; thence 128.7 feet in a northeastwardly direction along the common line between Lots 323 and 324 to a point in the curving southwesterly margin of Monoco Drive; thence 120.26 feet feet in a southeastwardly direction along said margin of said Drive to a point, the beginning of a curve; thence 39.27 feet in a southwardly direction around said curve to a point in the curving northwesterly margin of Nepal Drive, thence 83.25 feet in a southwestwardly direction along said margin of said Drive to the point of beginning.

Being the same property conveyed to Charles R. Sexton and wife, Evelyn L. Sexton, by Deed of Record in Book 4400, Page 537, Register's Office for Davidson County, Tennessee.

5030 01/20 0101 03CHECK 338.75

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11304 PAGE 602

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0538871

IDENTIF. & REFERENCE

99 JAN 20 PM 2:39

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CANT	$7500.00
CON TX	323.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	338.75
CHECK	338.75

01/20/99 01 14:37 0001 5030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414457