RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38096) FILE BOX "7"

BOOK 11602 PAGE 960

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Melissa Jane Hogan 1105 Porter Road Nashville,TN 37206	First American National Bank First American Center NA-4701 Nashville, TN 37237	83-3-186 27W5045

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,

ULRIKE R. GUTHRIE AND HUSBAND, CLIFTON F. GUTHRIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA JANE HOGAN AND HUSBAND, CHRISTOPHER M. HOGAN

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 Davidson County, Tennessee, being Lot No. 2 and the westerly part of the southerly 13.0 feet of Lot No. 27 on the Plan of W. S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 on the Plan of Brownsville as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Porter Pike at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two lots, easterly 210.0 feet more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 86.5 feet to the northeast corner of said Lot No. 2 in the south line of an alley, easterly 15.0 feet, more or less, to the southwest corner of part of said Lot No. 27 conveyed by J. A. Moley to Mrs. Eliza J. Redditt by deed of record in Book 561, Page 108, said Register's Office; thence with her West line, northerly 13.0 feet; thence westerly parallel with the south line of said Lot No. 27, 219.5 feet, more or less, to the easterly margin of Porter Pike; thence with the margin of said Pike, southerly 100.0 feet to the beginning.

Being the same property conveyed to Ulrike A. Guthrie and husband, Clifton R. Guthrie by Warranty Deed from A. Verchal Mellard and wife, Sharon H. Mellard, of record in Book 10998, Page 574, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1105 PORTER ROAD, NASHVILLE, TN 37206
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 this 30TH day of July, 1999

Ulrike R. Guthrie
ULRIKE R. GUTHRIE

CLIFTON F. GUTHRIE

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 Ulrike R. Guthrie and husband Clifton F. Guthrie

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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 Nashville, Tennessee, this 30th day of July, 1999.

Commission Expires: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

99 AUG -3 PM 1:46
06 19767
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
REC. # REFERENCE
08/03 0101 03CHECK 673.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 962

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

06 I 9767
A REFERENCE
99 AUG -3 PM 1:46
REGISTER
DAVIDSON CO. TN.

CAMT
179000.00
CON TX 662.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 673.30
CHECK 673.30

08/02/99 01 13:52 0001 1248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499466