THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

BOOK 11732 PAGE 480

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles R. Ogle, et ux 327 Chadwick Dr. Madison, Tn 37115	Same as New Owner	Map 61-7 Parcel 146 Field Book 15DZ 02650

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 all of which is hereby acknowledged, THE ESTATE OF PATTI J. MALUGEN, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto CHARLES R. OGLE and wife, BARBARA OGLE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 of Block "C" on the Plan of Broadmoor as of record in Book 547, page 161, Register's Office for Davidson County, TN.

SAID Lot No. 19 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Samuel E. Malugen and wife, Pattie J. Malugen, by deed from Marley C. Wilson and wife, Gladys Wilson, of record in Book 2038, page 327, said Register's Office. And, the said Samuel E. Malugen died on May 28, 1998 at which time the property became vested in his surviving spouse, Patti J. Malugen. The said Patti J. Malugen died, testate, on June 9, 1999. The Last Will and Testament of Patti J. Malugen was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in the matter of *In Re: Estate of Patti J. Malugen, deceased*, Docket No. 99P1131. The said Last Will directs that the Executor, Warner B. Jones, III, shall have the power to sell and transfer title to the said property without the joinder of any beneficiary.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 818 Gwynn Drive, Nashville, TN 37216.

By his signature hereto, Warner B. Jones, III, Executor, represent and warrants that the said estate remains open, but that there are sufficient funds remaining within the estate for the payment of all debts, taxes and costs of administration, as well as all special bequests to other beneficiaries.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

01 11/4 0901 03CHECK 274.63

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as shown on the Plan of record in Book 547, page 161, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Estate of Patti J. Malugen, deceased

BY: Warner B. Jones III EOE
WARNER B. JONES, III, Executor

"GRANTEES"

CHARLES R. OGLE

BARBARA OGLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WARNER B. JONES, III, Executor, and CHARLES R. OGLE and wife, BARBARA OGLE, 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, at office, this the 2nd day of November, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $71,250.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of November, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6 2001

99 NOV -4 PM 1:35

06544 5

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11732 PAGE 482

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

0654413

99 NOV -4 PM 1:35

CAMT	71250.00
CON TX	263.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	274.63
CHECK	274.63

11/04/99 01 13:36 0001 8116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535851