THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

Instr:200001180005776 Page: 1 OF 2
REC'D FOR REC 01/18/2000 2:55:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.80

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
John G. Hogencamp **308 Arrington Street** **Nashville, TN 37207**	*** SAME***	**82-07-167**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $64,000.00.

Affiant

Subscribed to and sworn before me this 14th day of January, 2000.

Notary Public

My Commission Expires: January 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION OF the sum of Sixty Four Thousand Dollars ($64,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledge, LEON BUGGS, and wife, CAROLYN BUGGS (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto JOHN G. HOGENCAMP AND ROSE D. MEAGHER (collectively referred to herein as the "Grantee"), their heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 64 of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for said County, described according to a survey made by Barge, Waggoner, and Turner, Engineers, September 10, 1971, as follows:
>
> Beginning at an iron pin in the south margin of Arrington Street, said point being 160 feet east from the southeast intersection of Arrington Street and Meridian street; thence with the margin of Arrington Street, south 82 deg. 30 min. east 50 feet to an iron pin; thence south 7 deg. 40 min. west 176 feet to an iron pin the north margin of Alley No. 331; thence with the margin of same, north 82 deg. 30 min. west 50 feet to an iron pin; thence north 7 deg. 40 min. east 176 feet to the beginning.
>
> Being the same property conveyed to LEON BUGGS AND WIFE, CAROLYN BUGGS, by deed from W. H. SOLOMON, III, AND WIFE, MARY L. SOLOMON of record in Book 8931, page 829, said Register's Office.

This is improved real property known as 308 Arrington Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 14th day of January, 2000.

LEON BUGGS

CAROLYN BUGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEON BUGGS AND CAROLYN BUGGS, the within named 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 office in Nashville, Davidson County, Tennessee, this 14th day of January, 2000.

Notary Public

My Commission Expires: March 25, 2003

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.