This instrument was prepared by:
Laura Tek, Attorney at Law
Rivergate Park Office Bldg.
1994 N. Gallatin Rd. - Suite 315
Madison, TN 37115
(615) 851-2100

PICK-UP

Davidson County DEEDWARR
Recvd: 07/31/01 11:09 2pgs
Fees:13.00 Taxes:168.35
20010731-0080922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $45,500.00.

Joe Frank Bogle, Grantor

by: Jonetta Kessler, attorney in fact
for Joe Frank Bogle

Subscribed and sworn to before me on this 27th day of July, 2001.

Notary Public
My commission expires: 07-24-04

Address of new owner(s):
Joe Frank Bogle
c/o Jonetta Kessler
2213 Pennington Bend Rd.
Nashville, TN 37214

Send tax bills to:
Same as new owner

Map / parcel #'s :
Map: 62-9
Parcel: 77

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bruce E. Kessler and wife, Jonetta Kessler, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Joe Frank Bogle, a widower, hereinafter called "GRANTEE", a certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 13 on the Plan of River View Subdivision as of record in Book 547, page 93, 94, & 95, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to AmSouth Bank, N.A., successor to First American Trust Company, N.A., of Nashville, Tennessee, Trustee under agreement with Hallie Taylor Warner dated February 2, 1989, of record in Book 9558, page 613, Register's Office, Davidson County, Tennessee. Hallie T. Warner has since died and said property was conveyed to the Estate of Hallie T. Warner, by the terms of said trust which estate is being administered in the Probate Division of the Seventh Circuit Court of Davidson County, the Last Will and Testament of Hallie T. Warner is at record in Will Book 228, page 163, Probate Court Clerk's Office. This property was transferred to grantors by the herein referred Special Warranty Deed to which reference is made and all restrictions of records are incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee forever; the Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons whomsoever.

This being the same property conveyed to Bruce E. Kessler and wife, Jonetta Kessler by Special Warranty Deed from AmSouth Bank, Executor of the estate of Hallie Taylor Warner, dated November 10, 2000, recorded in the Register's Office for Davidson County, Tennessee with instrument number **20001110-0112150**.

2001 Davidson County property taxes will be paid by Grantors.

WITNESS my hand this 27th day of July, 2001.

Bruce E. Kessler, Grantor

Jonetta Kessler, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NOTARY PUBLIC

Personally appeared before me, the undersigned Notary Public, in and for the said County and State, the within named **Bruce E. Kessler** and his wife **Jonetta Kessler**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 27th day of July, 2001.

CHERRIE A. ... NOTARY PUBLIC AT ... DAVIDSON COUNTY

Notary Public

My commission expires: 04-24-04