THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Michael George and Isabelle S. Crist/New Owners
816 Templeton Drive
Nashville, TN 37205

MAP PARCEL NUMBERS
102-11-0 038.00

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of February, **2003**, by and between **ANN C. BOGUE**, widowed, party of the first part, and **MICHAEL GEORGE and ISABELLE S. CRIST, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$175,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of Brook Meade, Section X, of record in Book 2331, page 135, Register's Office for said County.

Said Lot No. 381 has frontages of 183.0 feet on the northerly side of Adkisson Lane and 184.0 feet on the easterly side of Templeton Drive connected at the northeasterly corner of the intersection of such public roadways by a curved line having a radius of 25.0 feet and a length of 39.3 feet, and extends back 208.7 feet on the northerly line and 218.0 feet on the easterly line to a point at the rear.

Being the same property conveyed to Howard F. Bogue and wife, Ann C. Bogue by deed from John Carroll Felts and wife, Mary C. Felts of record in Book 5257, page 84, Register's Office for Davidson County, Tennessee. Howard Franklin Bogue has since deceased.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ann C. Bogue
ANN C. BOGUE

Davidson County DEEDWARR
Recvd: 03/04/03 07:45 2pgs
Fees:13.00 Taxes:647.50



20030304-0027876

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ANN C. BOGUE, widowed,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of February, 2003.

My commission expires _____

_____
Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 28, 2004

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$175,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 27th day of Feb., 2003

PROPERTY ADDRESS:
816 Templeton Dr.
Nashville, TN. 37205

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 28, 2004