BOOK 4409 PAGE 58 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF _____, 19__

Notary Public

MY COMMISSION EXPIRES: 7/31/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. B. Floyd, Jr., Attorney, 5333 Charlotte, Ave. Nash. Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald P. Bozza et ux (NAME)	[illegible] (NAME)	Map 50-15
3274 Valview, Dr., (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	Pcl 176
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	[illegible] (CITY) (STATE) (ZIP)	

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, James H. Waller and wife, Sara Kate Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald P. Bozza and wife, Barbara S. Bozza

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:

Being Lot No. 433 on the plan of Parkwood Estates, Section III, a Plat of which is of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more accurate and exact description.

Being the same property conveyed to James H. Waller and wife, Sara Kate Waller by deed from W. J. Driver in Book 3857, page 316 Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3274 Valview Drive, Nashville, Tennessee.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 6 day of April, 1990

James H. Waller

Sara Kate Waller

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Waller and wife, Sara Kate Waller

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6 day of [illegible] 19[illegible]

Commission expires 11/27/73

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
JAMES H. WALLER ET UX

TO
RONALD P. BOZZA, ET UX

A 73633

IDENTIF. REFERENCE

APR 7 12 46 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File
A. Braden Floyd, Jr.,

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-70	CONV	14,536.84			
APR-70	S'TAX		A*	37.70	
APR-70	PR'FEE		A*	.50	
APR-70	W'DEED		A*	3.00	* 41.20