FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,765.05

Henry J. Boemer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1974.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry J. Boemer (NAME)	Guaranty Mortgage Company (NAME)	5D 33661
78 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map162
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 12

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, JOHN B. PRESSLY and wife, SUSAN V. PRESSLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY J. BOEMER and wife, DOROTHEA B. BOEMER

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:

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

SAID Lot No. 73 fronts 78.00 feet on the northwesterly side of Benzing Road and extends back 165.20 feet on the southwesterly line and 174.70 feet on the northeasterly line, to a line in the rear on which it measures 70.06 feet.

There is also conveyed a certain easement over and across a small triangular part of Lot No. 74 on said plan beginning at the common front corner of Lots Nos. 73 and 74, running northerly along the line between said two lots to the common rear corner of Lots 73 and 74; thence westwardly along the rear line of Lot No. 74, 1.56 feet to a point; thence southwardly along a straight line a distance of 165.2 feet, more or less, to the point of beginning, said easement having been granted by Mrs. Dorris Ray Sneed to Ellis E. King and wife, Anita G. King, their heirs and assigns, by instrument of record in Book 4424, page 819, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John B. Pressly and wife, Susan V. Pressly by deed from Ellis E. King and wife, Anita G. King of record in Book 4426, page 909, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville, of record in Book 4426, page 911, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 78 Benzing Road, Antioch, 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 s this 27th day of August, 19 74

John B. Pressly

Susan V. Pressly

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Pressly and wife, Susan V. Pressly

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 27th day of August, 1974

Commission expires 2-5-1977.

George N. Bethoney
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 JOHN B. PRESSLY ET UX

TO HENRY J. BOEMER ET UX

C 69603

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IDENTIF. REFERENCE

SEP 3 1 55 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

SEP-3 74	CONV	30,765.05			
SEP-3 74	S'TAX		A*	80.00	
SEP-3 74	PR'FEE		A*	.50	
SEP-3 74	W'DEED		A*	4.00	* 84.58

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201