This Deed Prepared By:
Leon Ruben, Attorney
825 Plus Park Blvd.
Nashville, TN 37217

From Information furnished by Seller

BOOK 4887 PAGE 97

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard N. Boivin (NAME)	John W. Murphree Company (NAME)	Map 162-13
240 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Pcl. 103
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37217 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10----- Dollars,

-----Ten and no/100----- Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged including the assumption of balance due on a note secured by deed of trust of record in Book 4865, page 681, Register's Office Davidson County, Tennessee dated October 30, 1974, to secure John W. Murphree Company, on a note in the original amount of $34,550.00 payable as therein specified, John W. Murphree, Trustee.

We, Jerome Q. Weilmuenster and wife Jacqueline M. Weilmuenster

have this day bargained and sold, and do hereby transfer and convey unto the said

Richard N. Boivin and wife Pamela C. Boivin

their (~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Monte Carlo Estates, Section 1, of record in Plan Book 4675, page 68, Register's Office for said County.

Said Lot No. 24 fronts 80 feet on the westerly margin of Cedarview Drive and extends back 144.22 feet on the northerly line and 140.32 feet on the southerly line to a dead line in the rear, measuring 110.46 feet thereon.

Being the same property conveyed to Jerome Q. Weilmuenster and wife Jacqueline M. Weilmuenster by deed from Brent Valley Homes, Inc. of record in Book 4865, page 679, Register's Office Davidson County, Tennessee.

Subject to restrictive covenants contained in instrument of record in Book 4781, page 858, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,675.78

Subscribed and sworn to before me, this the 30 day of January, 1975

Affiant

My commission expires: Sept. 5, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 240 Cedarview Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Richard N. Boivin and wife Pamela C. Boivin

their (~~successors~~) heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except deed of trust assumed above.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard N. Boivin and wife Pamela C. Boivin

their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30 day of January, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerome Q. Weilmuenster

Jacqueline M. Weilmuenster

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Jerome Q. Weilmuenster and wife Jacqueline M. Weilmuenster

the within named 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* 30 *day of* January, *19* 75.

DAVIDSON NOTARY PUBLIC TENN. DAVIDSON COUNTY

Commission expires Sept. 5, 1976

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

FEB-5 75	CONV	37,675.78			
FEB-5 75	S'TAX		A*	98.02	
FEB-5 75	PR'FEE		A*	.50	
FEB-5 75	W'DEED		A*	4.00	* 102.52

WARRANTY DEED

FROM

JEROME Q. WEILMUENSTER, ET UX

TO

RICHARD N. BOIVIN, ET UX

C 8 6 5 3 2

IDENTIF. REFERENCE

FEB 5 9 37 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238