This instrument was prepared by Samuel G. Leamons, Attorney-at-Law,

320 Gallatin Rd., Madison, Tenn.

WARRANTY DEED

BOOK 4943 PAGE 832

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary S. Wilson	First Federal Savings	
(NAME)	(NAME) 236 4th Ave No	104-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tenn 37219	189 Pal
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by the said Grantee, hereinafter named and other good and valuable considerations the receipt of which is hereby acknowledged,

We, John A. Boggs and wife, Geneva Reeves Boggs, hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Mary S. Wilson, unmarried,

herein called the Grantee, her

~~heirs~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 47 feet of Lot No. 63 on the map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lot No. 63 fronts 47 feet on the northerly side of West Ashwood Avenue, formerly "A" Street or Star Avenue, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to John A. Boggs and wife, Geneva Reeves Boggs, by deed from O. A. McDaniel, Jr., and wife, Mary G. McDaniel, of record in book 2921, page 167, said Register's Office.

This conveyance is made subject to easement for sewer as shown on the plans in the office of the City Engineer of the City of Nashville.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,000.00

Subscribed and sworn to before me, this the 15th day of August 1975

Affiant Mary S. Wilson

My commission expires 1-17-77 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 222 Ashwood Avenue, Nashville, Tennessee 37212
(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

Grantee, her

(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 as stated herein.

We *further covenant and bind* Ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

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

Witness our hands *this* 15th *day of* August, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John A. Boggs (John A. Boggs)

Geneva Reeves Boggs (Geneva Reeves Boggs)

RECORDED AUG 03

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4943 PAGE 833

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John A. Boggs and wife, Geneva Reeves Boggs

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* 15th *day of* August, *19* 75

Notary Public

Commission expires 1-17-77

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 .....

AUG 20 '75 CONV 27,000.00
AUG 20 '75 S'TAX A* 70.20
AUG 20 '75 PR'FEE A* .50
AUG 20 '75 W'DEED A* 4.00 * 74.70

WARRANTY DEED

FROM
John A. Boggs, et ux

TO
Mary S. Wilson, unmarried

D 12130

IDENTIF. REFERENCE

AUG 20 3 39 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS