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

From Information furnished by Seller

WARRANTY DEED

BOOK 5023 PAGE 100

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Boals, et ux (NAME)	Thomas & Hill, Inc. (NAME)	MAP 162-6
187 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	PAR. 287
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Charleston, W. VA 25327 (CITY) (ZONE) (STATE)	MP

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

---Ten and no/100--- *Dollars,*

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 4740, page 166, Register's Office Davidson County, Tennessee, to secure Thomas & Hill, Inc. in the original amount of $26,500.00, payable as therein specified, dated August 14, 1973, James A. Green and Harold Reeves, Atty., Trustees.

We, Bennett G. Troxler and wife Donna Lynn Troxler

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

William H. Boals and wife Martha J. Boals

their ~~successors~~ *heirs and assigns,*

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

Being Lot No. 59 on the Plan of Valley Green Subdivision, of record in Book 4634, page 970, Register's Office Davidson County, Tennessee to which plat reference is here made for a more particular description.

Being the same property conveyed to Bennett G. Troxler and wife Donna Lyn Troxler by deed from Ralph Stevens, dba American Homes, of record in Book 4740, page 164, Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,859.44

Subscribed and sworn to before me, this the 7 day of May 1976

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 187 Townes Drive, Nashville, Tennessee 37211 (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

William H. Boals and wife Martha J. Boals

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* William H. Boals and wife Martha J. Boals

their

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

Witness our hand s this 7th day of May, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bennett G. Troxler

Donna Lynn Troxler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bennett G. Troxler and wife Donna Lynn Troxler the within named bargainors, 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 7th day of May, 19 76.

Commission expires 2/3/79

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.....

MAY 10 76	CONV	30,859.44			
MAY 10 76 S'TAX			B*	80.34	
MAY 10 76 PR'FEE			B*	.50	
MAY 10 76	W'DEED		B*	4.00	* 84.84

WARRANTY DEED

FROM

BENNETT G. TROXLER, ET UX

TO

WILLIAM H. BOALS, ET UX

D 48214

IDENTIFICATION REFERENCE

MAY 10 9 34 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238