DAVID B. HERBERT
ATTORNEY AT LAW

BOOK 5035 PAGE 334

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
53-3-79	Mr/Mrs Paul Charbonneau	Boyle Mortgage Co. 5900 Poplar Ave. Memphis, Tenn. 38117
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 14298
4D-40200	1413 Bryan Street	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 5, 1973, in the original principal sum of $17,950.00, payable to Collateral Investment Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Robert A. Bolling, as of record in Book 4727, page 286; the grantee further hereby assumes the obligations of Robert A. Bolling under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned,

ROBERT A. BOLLING, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL CHARBONNEAU and wife, JACQUELINE CHARBONNEAU

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 276 of Section "C-1" and part of Section "C" on the Plan of E. I. DuPont deNemours and Company's Subdivision, as of record in Book 1424, page 130.

Said Lot No. 276 fronts 82 feet on the easterly side of Bryan Street and extends back between parallel lines, 60.7 feet to a dead line.

Being the same property conveyed to Robert A. Bolling, unmarried, by deed from James B. Burge, Jr., and wife, Nancy Ann Burge, as of record in Book 4727, page 284.

This Instrument was prepared by David B. Herbert, Attorney, Life & Casualty Tower, Nashville, Tennessee, upon information furnished by the parties herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of June, 1976

Robert A. Bolling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert A. Bolling the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 11th day of June, 19 76.

My commission expires: 7/27/77

Notary Public

NOTARY PUBLIC ★ DAVIDSON COUNTY

STATE OF
COUNTY OF

Before me, JUN 15 CONV 26,500.00 JUN 15 STAX B 88.50 JUN 15 INFEE B .50 JUN 15 MTGEED B 4.00 ★ 73.10, a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at

this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 26,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 19 76.

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL) Notary Public

NOTARY PUBLIC ★ DAVIDSON COUNTY

WARRANTY DEED
BH:mas

FROM

ROBERT A. BOLLING UNMARRIED

TO

PAUL CHARBONNEAU AND WIFE

D 53810

IDENTIF. REFERENCE

JUN 15 2 29 PM '76

FELIX Z. WHITESIDE REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public