BK 5039 PG 281

Loan # 111023-3

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	PARCEL NUMBERS
Floyd R. Boughner et ux,	Fidelity Federal Savngs & Loan	
(NAME) 612 Lake Terrace	(NAME) 401 Union Street,	136-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Nashville, Tennessee 37219	41 pt.
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------

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

cash in hand paid by Floyd R. Boughner and wife, Bernice A. Boughner, and other good and valuable considerations, the receipt of which is hereby acknowledged,

K & W, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

FLOYD R. BOUGHNER AND WIFE, BERNICE A. BOUGHNER, their ~~successors~~, *heirs and assigns,*

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

Land in the 31st Councilmanic District of Davidson County, Tennessee, being Lot No. 41 on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for said County.

Said Lot No. 41 fronts 90.0 feet on the easterly side of Lake Terrace Drive, and runs back 174.25 feet on the northerly line and 212.86 feet on the southerly line to the rear line, which measures 97.69 feet.

Being part of the same property conveyed to K & W, Inc., by deed from J. Melvin Jones and wife, Hazel Jones, of record in Book 4647, page 244; by deed from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240; and by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4633, page 236, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $44,200.00

Subscribed and sworn to before me, this the 24th day of June, 19 76

Affiant

My commission expires: APRIL 22, 1979

(Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 612 Lake Terrace (House Number) (Street) Nashville 37217 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

Floyd R. Boughner and wife, Bernice A. Boughner, their

~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Floyd R. Boughner and wife, Bernice A. Boughner, their

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

Witness my *hand this* 24th *day of* June, *19* 76., *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

K & W, INC.

By: W. Ray Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of June, 19 76

[illegible] Notary Public

My Commission expires [illegible]

Loan # 111023-3

WARRANTY DEED

FROM

K & W, Inc.

TO

Floyd R. Bougner and wife,

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 5 5 5 4 0

IDENTIFICATION REFERENCE

JUN 25 2 59 PM '76

[illegible]

JUN 25 76	CONV	44,200.00			
JUN 25 76	S'TAX		B*	114.92	
JUN 25 76	PR'FEE		B*	.50	
JUN 25 76	W'DEED		B*	4.00	* 119.42

Attorneys TITLE COMPANY
STAHLMAN BUILDING