BOOK 5110 PAGE 170

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 77

Notary Public

MY COMMISSION EXPIRES: 4-10-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr. (NAME) Suite 303, 4515 Harding Road Nashville, TN 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank H. Boehm, unmarried (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	145-6
1251 Saxon Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	46
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A. N. Abernathy and wife, Gay Abernathy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank H. Boehm, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 29 fronts 140 feet on the easterly side of Saxon Drive and extends back 372.2 feet on the southerly line and 322.3 feet on the northerly line to a dead line measuring 337.2 feet thereon.

Being the same property conveyed to A.N. Abernathy and wife, Gay Abernathy by deed from Estes-Taylor Company, a Tennessee Corporation of record in Book 4504, page 305, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1251 Saxon Drive (House Number) (Street) (P. O Address) Nashville (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of January, 1977

A.N. Abernathy

Gay Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named A.N. Abernathy and wife, Gay Abernathy

the 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 27 day of January, 1977

_____ Notary Public

Commission Expires _____

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} {acknowledged} {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} {as such} _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

_____ Notary Public

My commission expires _____

D 87255

IDENTIFICATION REFERENCE

JAN 28 2 57 PM '77

REGISTER

JAN28 77	CONV	86,000.00		
JAN28 77 S'TAX			B* 223.60	
JAN28 77 PR'FEE			B* .50	
JAN28 77	W'DEED		B* 4.00	* 228.10

111684-1 #

WARRANTY DEED

FROM
A.N. Abernathy and wife,

Gay Abernathy

TO
Frank H. Boehm, unmarried

TITLE INSURED BY POLICY NUMBER:
43-013-5039F

FIDELITY
LOAN Associates, Inc.

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York