WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

William A. Boozer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1977.

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: January 19, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Boozer (NAME)	First & Mid-South Mortgage Company (NAME)	115-2-49
739 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	8D-54375
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, James G. Eaden and wife, Ann A. Eaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Boozer and wife, Carol B. Boozer

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:

Being Lot No. 15 on the Plan of Crest Meade Subdivision, Section 1, as of record in Book 2331, Page 153, Register's Office for said County.

Said Lot No. 15 fronts 147.7 feet on the westerly side of Clematis Drive and runs back 403.2 feet on the northerly line and 323.1 feet on the southerly line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to James G. EAden and wife, Ann A. Eaden by deed from William Neely and wife, Hattie L. Neely, of record in Book 3642, Page 305, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 2602, Page 129, to the limitations that appear on the plan of record in Book 2331, Page 153, both in the Register's Office for Davidson County, Tennessee, and to 1977 property taxes, which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 739 Clematis Drive, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (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 hand s this 11th day of August, 1977

James G. Eaden

Ann A. Eaden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named James G. Eaden and Ann A. Eaden

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 9th day of August, 1977

Marbut Glenn Gaston
Notary Public

Commission Expires January 19, 1981

MARBUT GLENN GASTON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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__

My commission expires _____ Notary Public

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road
Suite 303 Belle Meade Office Park
Nashville, Tennessee 37205

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IDENTIF. REFERENCE

AUG 12 2 43 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG 12 77	CONV	48,500.00			
AUG 12 77	S'TAX		B*	126.10	
AUG 12 77	PR'FEE		B*	.50	
AUG 12 77	W'DEED		B*	4.00	* 130.60

WARRANTY DEED

FROM

James G. EAden and wife, Ann A. Eaden

TO

William A. Boozer and wife, Carol A. Boozer

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York