BOOK 5244 PAGE 418

WARRANTY DEED

Instrument prepared by
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg
101 Cumberland Avenue
Madison

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	PARCEL OR MAP NUMBERS
Eddie Ray Boshers et ux	Guaranty Mortgage Company	MAP 33-16
(NAME) 1220 N. Graycroft Avenue	(NAME) First American Center	PAR. 77
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37237	11D-35750
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars,

cash in hand paid by the grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a certain indebtedness payable to Guaranty Mortgage Company; and secured by a deed of trust of record in Book 5114, page 48, Register's Office for Davidson County, Tennessee.

We, LESTER E. ACREE AND WIFE, GLENDA R. ACREE,

have this day bargained and sold, and do hereby transfer and convey unto the said
EDDIE RAY BOSHERS AND WIFE, BARBARA B. BOSHERS,

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee being Lot No. 58 on the Plan of Primrose Meadows, Section 1, as of record in Plat Book 4675, Page 18, Register's Office for said County.

Said Lot No. 58 fronts 85 feet on the southerly margin of Graycroft Avenue and extends back 154.3 feet on the westerly line and 140.65 feet on the easterly line, to a broken line in the rear measuring 58.86 feet thereon.

Being the same property conveyed to Lester E. Acree and wife, Glenda R. Acree, by deed of record in Book 5114, page 46, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 17th day of January 19 78

Affiant Tom Shields

My commission expires: 2-2-81 (Affix Seal)

Notary Public Diane L. Hodge

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (XXX) property, known as 1220 N. Graycroft Avenue (House Number) (Street) Madison 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 Eddie Ray Boshers and wife, Barbara B. Boshers, 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Eddie Ray Boshers and wife, Barbara B. Boshers, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand this 14th day of January, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lester E. Acree

Glenda L. Acree

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Lester E. Acree and wife, Glenda R. Acree *the within named 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 Tennessee, *this* 14th *day of* January, *19* 78.

William H. Harris *Notary Public*

WILLIAM H. HARRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 11-26-80

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

JAN 18 78	CONV	42,000.00			
JAN 18 78	S'TAX		B*	109.20	
JAN 18 78	PR'FEE		B*	.50	
JAN 18 78	W'DEED		B*	4.00	* 113.70

WARRANTY DEED

FROM
LESTER E. ACREE ET UX

TO
EDDIE RAY BOSHERS ET UX

E 46634

IDENTIF. REFERENCE

JAN 18 12 10 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700

Fee Boy