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78-3-47

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,500.00

William C. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1978

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM C. ALLEN ET UX (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	162-13-103
240 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 104569 (STREET ADDRESS)	5DU 61761
ANTIOCH, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (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, RICHARD N. BOIVIN AND WIFE, PAMELA C. BOIVIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. ALLEN AND WIFE, BARBARA B. ALLEN

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. 24 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, said Register's Office, described as follows:

SAID Lot No. 24 fronts 80 feet on the westerly margin of Cedarview Drive and extends back 144.22 feet on the northerly line and 140.32 feet on the southerly line to a dead line in the rear measuring 110.46 feet thereon.

BEING the same property conveyed to Richard N. Boivin and wife, Pamela C. Boivin, by deed from Jerome Q. Weilmuenster and wife, Jacqueline M. Weilmuenster, of record in Book 4887, page 97, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4781, page 858, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved (X) improved ( ) property, known as 240 Cedarview Drive, Antioch, TN
(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 31st day of March, 19 78

Richard N. Boivin
RICHARD N. BOIVIN

Pamela C. Boivin
PAMELA C. BOIVIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD N. BOIVIN AND WIFE, PAMELA C. BOIVIN

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 31st day of March 19 78

Commission expires 11/7/79

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM RICHARD N. BOIVIN AND WIFE,

PAMELA C. BOIVIN

TO WILLIAM C. ALLEN AND WIFE,

BARBARA B. ALLEN

E 57649

IDENTIF. REFERENCE

APR 3 1 43 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-3 78	CONV	44,500.00			
APR-3 78	S'TAX		B*	115.70	
APR-3 78	PR'FEE		B*	.50	
APR-3 78	W'DEED		B*	4.00	* 120.20