This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5358 PAGE 197

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George M. Boardman et ux	The Kissell Company	Map 150-1
(NAME) 426 Clearwater Drive	(NAME) 30 Warder Street	Parcel 232
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS) Springfield, Ohio 45501	
(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 George M. Boardman and wife, Virgie W. Boardman and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said George M. Boardman and wife, Virgie W. Boardman have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $46,050.00, secured by deed of trust of record in Book 5266, page 290, Register's Office for Davidson County, Tennessee,

We, James P. Meador and wife, Kathy D. Meador

have this day bargained and sold, and do hereby transfer and convey unto the said George M. Boardman and wife, Virgie W. Boardman,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 779 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, page 157, Register's Office for said County.

Said Lot No. 779 fronts 80 feet on the southeasterly side of Clearwater Drive and runs back between lines 135 feet on the northeasterly side line and 148.45 feet on the southwesterly side line, to a line at the rear measuring 79.14 feet thereon.

Being the same property conveyed to James P. Meador and wife, Kathy D. Meador, by deed from Charles E. Grant and wife, Betty Jean Grant, ofrrecord in Book 5266, page 288, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 30-foot setback line from Clearwater Drive, and conditions of Owner's Certificate of record in Book 4175, page 157, Register's Office for said County and restrictive covenants of record in Book 4468, page 565, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,603.54

Subscribed and sworn to before me, this the 31st day of Oct 1978

Affiant George M Boardman

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ernest

This is unimproved ( ) improved (X) property, known as 426 Clearwater Drive, Nashville, Tennessee 37217 (House Number) (Street) 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 George M. Boardman and wife, Virgie W. Boardman,

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,* except for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George M. Boardman and wife, Virgie W. Boardman,
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 31st day of Oct, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. Meador

Kathy D. Meador

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Neary, *a Notary Public in and for said County and State,* James P. Meador and wife, Kathy D. Meador, *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 Nashville *this* 31st *day of* Oct., *19* 78

Commission expires 4/21/80

Mary E. Neary
Notary Public

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* .....

Commission expires ..... *Notary Public*

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
~~FIRST AMERICAN CENTER~~ 353
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
James P. Meador et ux

TO
George M. Boardman et ux

NOV-1 78 CONV 54,603.54
NOV-1 78 S'TAX B* 141.96
NOV-1 78 PR'FEE B* .50
NOV-1 78 W'DEED B* 4.00 * 146.46

E 97659

IDENTIF. REFERENCE

Nov 1 8 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238