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

BOOK 5389 PAGE 560

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven W. Boaz and wife, Ruby A. Boaz	Engel Mortgage Company, Inc.	104-1-50
(NAME)	(NAME)	
217 Chamberlain St.	P. O. Box 847	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Birmingham, Alabama 35201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Steven W. Boaz and wife, Ruby A. Boaz and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William K. Gardner and wife, Pattygale Gardner,

have this day bargained and sold, and do hereby transfer and convey unto the said Steven W. Boaz and wife, Ruby A. Boaz

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 of Block 27, on the Map of Plummer Place Subdivision, as of record in Book 161, page 39, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the westerly side of Chamberlain Street, (formerly Center Street and 38th Avenue, North) and extends back between parallel lines 151.5 feet, more or less, to an alley in the rear.

Being the same property conveyed to William K. Gardner, by deed from Mrs. Alice J. Gardner, of record in Book 4424, page 481, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,900.00

Subscribed and sworn to before me, this the 19th day of January 19 79

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 217 Chamberlain Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

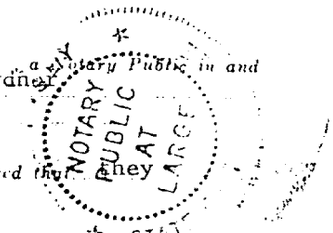
William K. Gardner

Pattygale Gardner

BOOK 5389 PAGE 561

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley *a Notary Public in and for said County and State,* William K. Gardner and wife, Pattygale Gardner



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 *Tennessee,*
this 19th *day of* January, *19* 79

Commission expires 4/21/80 Mary Ensley *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*.....

..... *Notary Public*

Commission expires .....

79	CONV	22,900.00			
79 S'TAX			*	59.50	
79 PR'FEE			*	.50	
79	W'DEED		*	4.00	* 64.04

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
William K. Gardner and wife,
Pattygale Gardner
TO
Steven W. Boaz and wife, Ruby
A. Boaz

F. I. I. 4 9 3

IDENTIF. REFERENCE

JAN 26 9 57 AM '79

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627