3401808 6/25/79

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	117-4-160
(NAME)	(NAME)	
	Union at Fourth	FB No. 24W 1730
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)------ DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged;

I,

John Charles Vaupel, Conservator for Ida Vaupel Feustel

have bargained and sold, and by these presents do transfer and convey unto the said Joseph C. Boggs and wife, Monica L. Boggs

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 124 and the southerly 13 feet of Lot No. 125 on the Plan of Belmont Terrace of record in Book 421, page 101, as amended in Book 716, page 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 124 and the southerly 13 feet of Lot No. 125 front together 57 feet on the easterly margin of Brightwood Avenue and extend back between parallel lines 176.5 feet, more or less to an alley.

BEING the same property conveyed to Henrietta W. Vaupel by deed from the American Trust Company, Trustee, of record in Book 857, page 660, and by deed from Charles A. Howell, Jr., et al, of record in Book 1195, page 174, Register's Office for Davidson County, Tennessee. Henrietta W. Vaupel died testate on May 15, 1965, and her Last Will and Testament was duly probated in Minute Book 188, page 476, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Will Book 83, page 421, said Clerk's Office; wherein she devised the above property to Alice Vaupel and Ida Vaupel Feustel. Alice Vaupel died testate on April 30, 1973, and her Last Will and Testament was duly probated under Docket No. 65415, said Clerk's Office, and recorded in Will Book 121, page 787, said Clerk's Office wherein she devised her interest in the above property to Ida Vaupel Feustel. Ida Vaupel Feustel, was declared incompetent and a Conservator appointed for her on December 13, 1978, under Docket No. 66568, Probate Court Clerk's Office for Davidson County, Tennessee. John Charles Vaupel, the duly appointed Conservator therein, was granted full power and authority to convey the above property to the Grantees herein on behalf of Ida Vaupel Feustel by Order of the Probate Court entered in Minute Book 257, page 621, said Clerk's Office.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for the current year applicable to said property.

This is improved (XX) unimproved ( ) property, known as 2712 Brightwood Avenue (House Number) (Street)
Nashville, Tenn. 37212
(P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of March, 19 79.

John Charles Vaupel Conservator

JOHN CHARLES VAUPEL, Conservator for
Ida Vaupel Feustel

BOOK 5412 PAGE 799

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bobbie M. Murphy, a Notary Public in and for said County and State, the within named John Charles Vaupel as Conservator for Ida Vaupel Feustel

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1979.

My commission expires 10-18-81 Notary Public Bobbie M. Murphy

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,000.00----------
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Joseph C Boggs

Sworn to and subscribed before me this 30th day of March, 1979.

My commission expires 10-18-81 Notary Public Bobbie M. Murphy

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY AND WAITE Address
First Federal Building
Nashville, Tennessee 37219

2583 WARRANTY DEED (Corp.) CHECK

FROM
John Charles Vaupel
Conservator for
Ida Vaupel Feustel

TO
Joseph C. Boggs and wife,
Monica L. Boggs

F. 2 1 3 6 3

IDENTIF. REFERENCE

APR 2 1 59 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5412 PAGE 800

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			42000.00-	CO
			109.20	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 113.70-
			2583A04/02/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 1 3 6 3

T
IDENTIF. REFERENCE

APR 2 1 59 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 674048