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

BOOK 5435 PAGE 424

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Boyette and wife, Marilyn P. Boyette	Mercantile Mortgage Company	162-2-214
(NAME)	(NAME) P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) St. Louis, Missouri 63178	
(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 Michael A. Boyette and wife, Marilyn P. Boyette and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Joseph F. Browning and wife, Mary E. Browning

have this day bargained and sold, and do hereby transfer and convey unto the said Michael A. Boyette and wife, Marilyn P. Boyette *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 180 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office for Davidson County, Tennessee.
Said Lot fronts 88 feet on the southwesterly side of Coleridge Drive and extends back 118.8 feet on the southeasterly line and 113.8 feet on the northwesterly line to a dead line and measures 94.10 feet thereon.

Being the same property conveyed to Joseph F. Browning and wife, Mary E. Browning by deed from Richard Litton Cooper and wife, Patricia B. Cooper of record in Book 4855, page 662, said Register's Office.

This conveyance is subject to a 15-foot easement for public utilities and drainage and sewer line across the rear of the lot, an anchor easement 2½ x 25 feet at the most northerly front corner, 30-foot setback line from Coleridge Drive, and conditions of Owner's Certificate of record in Book 4175, page 45, said Register's Office; and restrictive covenants of record in Book 4295, page 696, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,400.00

Subscribed and sworn to before me, this the 9 day of MAY 19 79

Affiant Michael A. Boyette

My commission expires: 4/12/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4053 Coleridge Drive, Nashville, Tennessee 37013
(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 9th *day of* May, *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.*

Joseph F. Browning

Mary E. Browning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, NANCY C. KEITH, *a Notary Public in and for said County and State,* Joseph F. Browning and wife, Mary E. Browning

*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* 9 *day of* MAY, *19*79.

Nancy C. Keith *Notary Public*

Commission expires 4/16/82

NANCY C. KEITH NOTARY PUBLIC DAVIDSON COUNTY

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 .....

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

236199

WARRANTY DEED

FROM
Joseph F. Browning and wife,
Mary E. Browning

TO
Michael A. Boyette and wife,
Marilyn P. Boyette

2676 05/14 123.50- CHECK

F 29245

IDENTIF. REFERENCE

MAY 14 2 31 PM '79

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

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

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

BOOK 5435 PAGE 426

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
			45400.00- CO	
			118.04 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	122.54-
2676A	05/14/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 29245.

T
IDENTIF. REFERENCE

MAY 14 2 31 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683819