FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1981.

Notary Public

MY COMMISSION EXPIRES: 1-26-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Attv., 101 Cumberland Avenue, Madison. TN 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew S. Boskind and David L. Kelley (NAME)	same as new owner (NAME)	11D 51335
3211 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 43-5
Old Hickory, Tn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 124

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~~ I, Sandra G. Selph, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew S. Boskind & David L. Kelley, a joint venture

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:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "A" on the Plan of Cedar Crest Estates, as of record in Book 974, page 15, Register's Office for said County.

Said Lot No. 19 fronts 56 feet on the westerly side of Delaware Avenue and runs back between parallel lines with the northerly margin of Roosevelt Street 191.5 feet to a dead line.

Being the same property conveyed to Sandra G. Selph by deed from James Beechboard and wife, Beulah Beechboard, of record in Book 5617, page 672, Register's Office for said County.

This is unimproved (X) improved ( ) property, known as 731 Delaware Avenue, Madison, Tennessee 37115
(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 my hand this 24th day of February, 1981

Sandra G. Selph
Sandra G. Selph

STATE OF TENNESSEE
Davidson County

BOOK 5714 PAGE 564

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra G. Selph

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 24th day of February, 1981

Commission expires 1-20-85

Diane G. Nagel
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

TO

G 30801

IDENTIF. REFERENCE

FEB 26 8 31 AM '81

FELIX Z. ...SON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, inc.
Titles Guaranteed
NASHVILLE, TENN.

02/26 23.40- CHECK

1731

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5714 PAGE 565

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6500.00- CO	
			16.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	23.40-
1731	A02/26/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30801

IDENTIF. REFERENCE

FEB 26 8 31 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808551