8110 07/22 185.64- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,873.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF [illegible] 19 81

Notary Public

MY COMMISSION EXPIRES: 3-4-85

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Mangrum Booker, Jr. (NAME)	New York Guardian Mortgage Co. (NAME)	2D-40838
2539 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	320 Fulton Avenue (STREET ADDRESS)	199-3
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Hempstead, New York 11550 (CITY) (STATE) (ZIP)	77

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, JOHN R. BOZARTH, II, and wife, DEBORAH V. BOZARTH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM MANGRUM BOOKER, JR. and wife, VELVA KNOW BOOKER

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. 459 on the Plan of Edge-O-Lake Estates, Section 6A, as of record in Book 4595, page 168, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John R. Bozarth, II, and wife, Deborah V. Bozarth, by deed from Milton F. Derryberry and wife, Paula G. Derryberry, of record in Book 5671, page 785, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Third National Mortgage Company, of record in Book 5071, page 788, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. (Loan is currently with New York Guardian Mortgage Co.)

This is unimproved ( ) improved (X) property, known as 2539 Edge-O-Lake Drive, Nashville, Tennessee 37217
(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 our hand s this 5th day of [illegible], 19 81

X John R. Bozarth II
JOHN R. BOZARTH, II

[illegible] V. Bozarth
DEBORAH V. BOZARTH

NOTARY PUBLIC

STATE OF TENNESSEE
Davidson County

BOOK 5773 PAGE 253

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN R. BOZARTH, II, and wife, DEBORAH V. BOZARTH,

the 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 5th day of June, 19 81.

Commission expires The Comm. 1985

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 51795

IDENTIF. REFERENCE

JUL 22 2 46 PM '81

FELIX Z. MILLSAPS REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF BOOK 5773 PAGE 254

FOR

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
			6673.24-	CO
			179.14	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	185.64-
811QAC7/22/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 22 2 46 PM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
351795

No. 833968