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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$44,965.32

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 1983.

Notary Public

MY COMMISSION EXPIRES 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey P. & Terry K. Boggs (NAME)	First Atlanta Mortgage Corporation (NAME)	Map 162-5
274 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	615 Peachtree Street, N. E. (STREET ADDRESS)	Par. 178
Nashville, Tennessee 37211 (CITY) (STATE) (P O ZIP)	Atlanta, Ga. 30308 (CITY) (STATE) (ZIP)	5DU-55321

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, Douglas D. Conquest, Sr. and wife, Donna S. Conquest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey P. Boggs and wife, Terry K. Boggs

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:

BEING Lot No. 116 on the Plan of Fair Oaks, Section 2, of record in Book 4460, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Douglas D. Conquest, Sr. and wife, Donna S. Conquest by deed from Patricia S. Wright Kartheiser, unmarried, of record in Book 5340, page 300, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by First Atlanta Mortgage Corporation of record in Book 5340, page 302, said Register's Office. The escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4556, page 718, and such easements and setback lines of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property known as 274 Townes Drive (House Number) (Street) Nashville, Tennessee 37211 (P. O. Address) (City or Town)

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 20th day of April, 1983.

Douglas D. Conquest, Sr.

Donna S. Conquest

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas D. Conquest, Sr. and Donna S. Conquest

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 20th day of April 1983.

Commission expires 4/21/85

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

2305 04/22 123.83- CHECK

WARRANTY DEED

FROM

Douglas D. Conquest, Sr. and wife,

Donna S. Conquest

TO

Jeffrey P. Boggs and wife,

Terry K. Boggs

H 4 3 5 6 3

IDENTIF. REFERENCE

APR 22 1 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6043 PAGE 266

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44965.32- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
2305A	04/22/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14356 3

IDENTIF. REFERENCE

APR 22 1 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943975