THIS INSTRUMENT PREPARED BY: Vicky A. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 5323 PAGE 880

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN L. TROXLER, Single	SAME	Map 83-13
(NAME) 1203 Boscobel Street	(NAME)	Parcel 166
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37206	(STREET ADDRESS)	18W 5935
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

H. L. WELLS, unmarried, hereinafter referred to as Grantor, has

~~have~~ *this day bargained and sold, and do hereby transfer and convey unto the said*

KEVIN L. TROXLER, Single, hereinafter referred to as Grantee,

his *(successors), heirs and assigns.*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Map of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County, described as follows:

Said Lot No. 142 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to H. L. Wells by deeds of record in Book 1425, page 461 and Book 1680, page 465, Register's Office for Davidson County, Tennessee.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,000.00
Subscribed and sworn to before me, this the 11 day of June 1984
Affiant Kevin L. Troxler
My commission expires (Affix Seal) Notary Public Michael D. Blevins

This is unimproved ( ) improved (X) property, known as 1203 Boscobel Street, Nashville, TN 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantee,
his *(successors),*
heirs and assigns forever I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 11 *day of* June *19* 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

H. L. Wells

7976 84/06/26 17.50

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. L. WELLS

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

Witness my hand and official seal at Nashville Tennessee, this 11 day of June 19 84

Carolyn F. Waddey Notary Public

Commission expires 4/21/85

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 .....

WARRANTY DEED

FROM

H. L. WELLS, Unmarried

TO

KEVIN L. TROXLER, Single

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6323 PAGE 882

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
			150[illegible].00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	45.50-
7975A	06/26/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible]

IDENTIF. REFERENCE

JUN 26 9 53 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 0047191