WARRANTY DEED File 41

FROM: Valerie Boehm,
Grantor

TO: Mary Eller Doty,
Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6831 PAGE 988

Address New Owner(s) as Follows:

636 Timber Lane
Nashville, Tn. 37215

Send Tax Bills To: Same

Map-Parcel Numbers

Map 117-2-C
Parcel 19

Field Book Numbers

7DA-71474

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty Thousand Dollars ($180,000.00).

John P. Doty
Affiant

SUBSCRIBED AND SWORN TO before me, this the 17 day of April, 1986.

Robert N Buchanan III
Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Valerie Boehm, an unmarried person, as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Mary Eller Doty, as Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 19 on the Plan of Regency Park Comdominium (formerly Woodlawn Manor, Inc.) together with carport designated 19A as of record in Plat Book 3700, page 75 as amended in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.

4064 2117 07 55 3955K

Being the same property conveyed to Grantor by deed from Walter S. Bearden and wife, Frances B. Bearden of record in Book 6647, page 688, Register's Office for Davidson County, Tennessee.

This is improved property, known as 636 Timber Lane, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantee.

2. Covenants, Conditions, Restrictions and Agreements of record in Book 3815, page 778; By laws of record in Book 3815, page 788, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429 and Book 6047, page 201; the Agreement of record in Book 3907, page 839; and any assessment for roof repairs which is the responsibility of Walter Bearden.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 3700, page 75 as amended in Book 3700, pages 111 and 112, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness Grantor's hand this 16th day of April, 1986.

Valerie Boehm

VALERIE BOEHM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6831 PAGE 990

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, VALERIE BOEHM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of April, 1986.

Robert N Buchanan III
Notary Public

My Commission Expires: 4-17-88

92565

IDENTIFICATION REFERENCE

APR 17 3 58 PM '86

FELIX Z. ELSKES, REGISTER
DAVIDSON COUNTY, TN

1214R/4-16-86

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

RECEIVED OF _____

FOR _____

BOOK 6831 PAGE 991

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

180000 CO- CAMT.
468.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 477.50-
4306A04/17/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92565

IDENTIFICATION REFERENCE

APR 17 3 58 PM '86

FELIX Z WILSON TC REGISTER
DAVIDSON COUNTY, TN

No. 238366