THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

WARRANTY DEED

BOOK 6901 PAGE 336

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GAIL AKIN, ET AL	CFS MORTGAGE CORPORATION	P/O
(NAME)	(NAME)	
1503 ROYAL STREET	2120 S. 72ND STREET	MAP 51-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN. 37115	OMAHA, NEBRASKA 68124	PARCEL 48
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

5178 IDENTIFICATION REFERENCE JUN 27 11 41 AM '86 FELIX T. WILSON II REGISTER DAVIDSON COUNTY, TN

C & T DEVELOPMENT COMPANY, INC., a Tennessee Corporation, hereinafter referred to as Grantor, *has bargained and sold, and does hereby transfer and convey unto the said*

A. GAIL AKIN, HAROLD M. BOGUSKIE AND WIFE, JUNE INEZ BOGUSKIE, hereinafter referred to as joint tenants, with right of survivorship,

as Grantees, their *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

A certain condominium unit in Davidson County, Tenenssee, Being Unit 2 on the Plan of Royal Trace Condominiums, a copy of which is of record in Book 6887, page 892, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with an undivided interest in the common elements appurtenant to said Unit as set forth in the Master Deed of record in Book 6887, page 883, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to C & T Development Co., Inc., by deed of record in Book 6659, page 973; Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 87,500.00

Subscribed and sworn to before me, this the 20th day of June 19 86

Affiant

My commission expires: 3/8/89

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1503 Royal Street, Madison, Tn. 37115
(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

Grantees,

their (successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 20th *day of* June, 19 86, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C & T DEVELOPMENT COMPANY, INC.

By: [signature]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

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

Witness my hand and official seal at Nashville *Tennessee, this day of , 19 .*

Notary Public

Commission expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* C. W. TIDWELL *with whom I am personally acquainted, and who, upon oath acknowledged* him *self to be* President *of the* C & T DEVELOPMENT COMPANY, INC. *the within named bargainor, a corporation, and that he as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville
this 20th *day of* June *, 19* 86

Carolyn Duffy
Notary Public

Commission expires 3/8/89

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

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

RECEIVED OF _____

FOR _____

BOOK 6901 PAGE 338

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
0986A06/27/86	SAL	87500.00	227.50 .50 6.00	CHECK 234.00 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15178.

IDENTIFICATION REFERENCE

JUN 27 11 45 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264444