BOOK 7230 PAGE 731 Box 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Richard Edmond Boensch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1987.

John V. Adams
Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

MORTGAGEE: Leader Federal Savings and Loan Association

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Edmond Boensch (NAME)	Leader Federal Savings and Loan (NAME)	MAP 116-16
4103 Copeland Dr. (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	PARCEL 21
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	FB# 7DA 33100

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, Curtis Delp Givens, Jr. and wife, Donna L. Givens and Curtis D. Givens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Edmond Boensch

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. 4A on the plan of the Resubdivision of Evergreen Heights, Lot 4 of Part 2, Lots 14 & 15 of Part 1, of record in Book 4595 at page 40, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Curtis Delp Givens, Jr. and wife, Donna L. Givens and Curtis D. Givens by deed from Norman C. Fox and wife, Barbara C. Fox of record in Book 6299 at page 813, and rerecorded in Book 6309 at page 466, both in the Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1987 which have been prorated and for which Grantee will be responsible; (b) restrictive covenants of record in Book 1149 at page 585 and Book 1333 at page 139, both in said Register's Office; and (c) the matters shown on said plan of record.

As part of the consideration for this conveyance Grantee assumes and agrees to pay the indebtedness evidenced by the note referenced in the deed of trust of record in Book 6299 at page 804, said Register's Office (Leader Federal No. 171029-2) according to the terms and conditions thereof and Grantors hereby assign to Grantee the escrow account in connection therewith.

05/08 3:50 CHECK

This is unimproved ( ) improved (X) property, known as 4103 Copeland Drive, Nashville, Tennessee 37215
(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 28th day of April, 1987

Curtis Delp Givens, Jr. Donna L. Givens Curtis D. Givens

REV

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Curtis Delp Givens, Jr. and wife, Donna L. Givens

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 28th day of April 19 87

Commission expires 11-1-87

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 Curtis Delp Givens, Jr. and wife, Donna L. Givens and Curtis D. Givens

TO Richard Edmond Boensch

24072

IDENTIFICATION REFERENCE

MAY 0 [illegible] 15 PM '87

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF Virginia
COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis D. Givens, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Martinsville, Virginia this 24th day of April, 1987.

My Commission Expires: My Commission Expires Nov. 12, 1990

Marion L. Kath
NOTARY PUBLIC

NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

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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
			117500.00- CAMT.	
			329.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	335.50-
5087A05/08/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4.0.7.2

IDENTIFI REFERENCE

MAY 8 12 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79684