THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00257525

NO MORTGAGEE

WARRANTY DEED

Bk 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah J. Kondis, (NAME)	SAME (NAME)	MAP 117-4
2807 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 248
Nashville, Tn. 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Deborah J. Kondis, unmarried and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7564 PAGE 741

2158 06/07 0101 03CHECK 538.00

Vincent E. Bowen and wife, Barbara C. Bowen

have this day bargained and sold, and do hereby transfer and convey unto the said Deborah J. Kondis, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 104 and the northerly 16 feet of Lot No. 103 on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said property adjoin and front together 66 feet on the westerly margin of Oakland Avenue and extends back between parallel lines 161.5 feet more or less, to an alley.

Tract 2:

Land in Davidson County, Tennessee, being described as follows:

A parcel of land conveyed to Donald R. Bogguss and wife, Bernice Boguss by the Chancery Court, Part 1, Davidson County, Tennessee, by final decree dated December 6, 1979. Said tract is said therein to be 25 feet by 162 feet on Oakland Avenue, Field Book Number 24 W 1650 and Parcel number 249 of Map 117-4.

Being the same property conveyed to Vincent E. Bowen and wife,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 190,000.00

Subscribed and sworn to before me this the 3rd *day of* June, 19~~88~~

My commission expires: 3-11-90 *(Affix Seal)*

Affiant

Notary Public

(unimproved ( ) improved (X)) This is improved (X) property, known as 2807 Oakland Avenue, Nashville, Tn. 37212 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we (covenant) that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs 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.

Whenever 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 hands this 3rd *day of* June, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vincent E. Bowen
Vincent E. Bowen

Barbara C. Bowen
Barbara C. Bowen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Vincent E. Bowen and wife, Barbara C. Bowen

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 3rd *day of* June, *19* 88

Notary Public

Commission expires 3-11-90

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 (or proved to me on the basis of satisfactory evidence), 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 _____

EXHIBIT "A"

Barbara C. Bowen by deed from Harold J. Castner, of record in Book 7428, page 85, Register's Office for Davidson County, Tennessee.

37229

IDENTIFICATION REFERENCE

JUN 7 9 47 AM '88

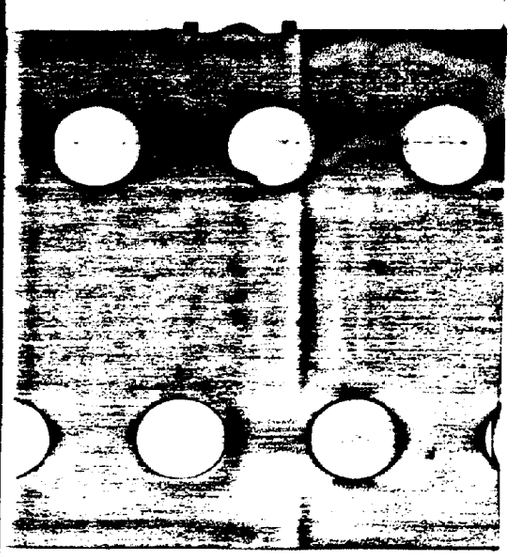
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

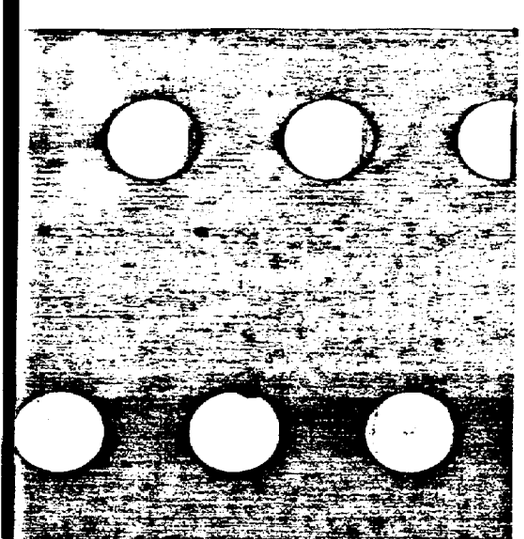
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7564 PAGE 743

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	190000.00
			CON TX	532.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	538.50
			CHECK	538.50
06/07/88	01		09:47 0001	2158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37229

IDENTIFI REFERENCE

JUN 7 9 47 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99034