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Realty 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 1988

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollis J. Boss	Biltmore Mortgage Company	
(NAME)	(NAME)	
149 - 42nd Avenue North	P. O. Box 20127	103-4-454
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Raleigh, NC 27619	25W-12093
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Richard S. Francis and Paige Cofrin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hollis J. Boss and wife, Anne R. Horan

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. 1- A on the Plan of the Zone Lot Division of Lot 1 of the Resubdivision of Lot One of West End Annex, of record in Book 6200, Page 246 and amended in Book 6250, Page 793, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Paige Cofrin and Richard S. Francis as tenants in common by Quitclaim deed from Glynn J. Dowdle of record in Book 6774, Page 806, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7532, Page 77 and contained on the Plat of Record in Book 6250, Page 793, and all matters as shown on the Plan of Record.

Subject property is not the usual place of residence of either grantor herein.

5250 1. IDENTIFICATION REFERENCE

Jul 25 3 23 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

0801 07/25 0101 03CHECK 232.55

This is improved (XX) unimproved ( ) property, known as 149 - 42nd Avenue North, Nashville, TN 37209
(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 hands this 21st day of July 19 88

Richard S. Francis

Paige Cofrin
BY: Paige Cofrin by Richard S. Francis Attorney-in-Fact
Richard S. Francis as Attorney-in-Fact

Pursuant to power of attorney of record in Book 6612, page 141, R.O.D.C., TN

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, Richard S. Francis ~~and Paige Cofrin~~

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in ~~Brentwood~~ Nashville, Tennessee, this 21st day of July, 1988

Elizabeth J Smith
Notary Public Elizabeth J. Smith

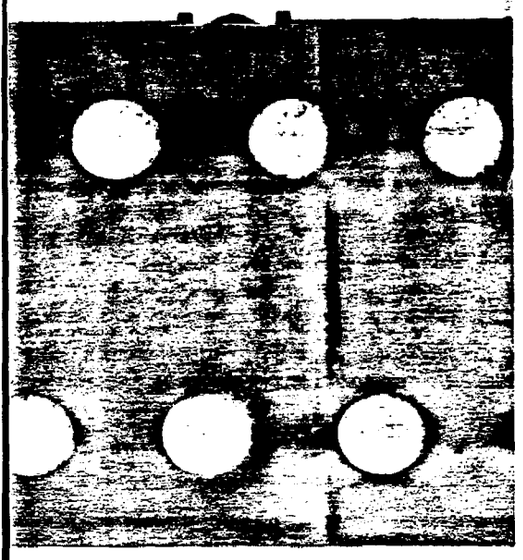
My commission expires: January 11, 1992

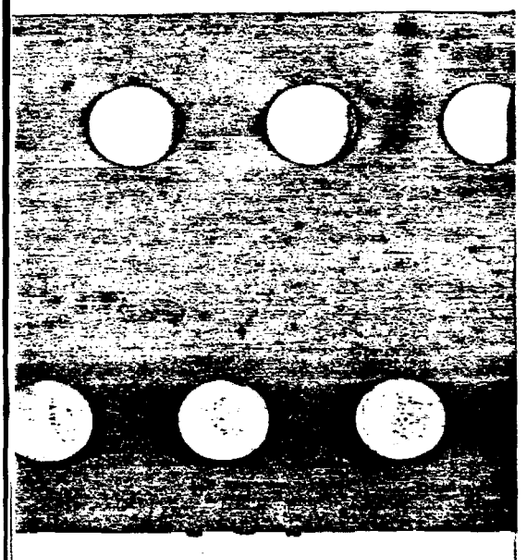
DEED

FROM
Richard S. Francis and Paige Cofrin

TO
Hollis J. Boss and wife, Anne R. Horan

REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027





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 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 68500.00
				CON TX 226.05
				PRFEE 0.50
				WDEED 6.00
				TOTAL 232.55
				CHECK 232.55
07/25/88	01			15:24 0001 0801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5250 I.

IDENTIFICATION REFERENCE

JUL 25 3 23 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116568