FILE NO. 27185 FILE BOX "7"

BOOK 8133 PAGE 473 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

X Sara D. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 1990

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARA FRANCES DRAFFEN RUSSELL (NAME)	S A M E (NAME)	MAP 116-8A
21 Washington Park (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 21
Nashville, TN. 37205 (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, FRANK S. BOSLAND and wife, VIVA J. BOSLAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARA FRANCES DRAFFEN RUSSELL

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:

BEING a certain building site identified as No. 21, as shown on the Plan of Sugartree, Phase 1, as of record in Book 4675, Page 141, Register's Office for Davidson County.

BEING the same property conveyed to Frank S. Bosland and wife, Viva J. Bosland by deed from W. Waid Ingham and wife, Phyllis L. Ingham, of record in Book 5348, Page 179, Register's Office for Davidson County, Tennessee.

34762

IDENTIFICATION REFERENCE

JUN 18 2 35 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

1407 06/18 0101 03CHECK 653.80

This is unimproved ( ) improved (XX) property, known as 21 Washington Park, Nashville, Tennessee 37205
(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 15th day of June, 1990

Frank S. Bosland
FRANK S. BOSLAND

Viva J. Bosland
VIVA J. BOSLAND

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK S. BOSLAND and wife, VIVA J. BOSLAND

the bargainors, 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 15th day of June, 1990.

Notary Public

Commission Expires 3/11/92

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

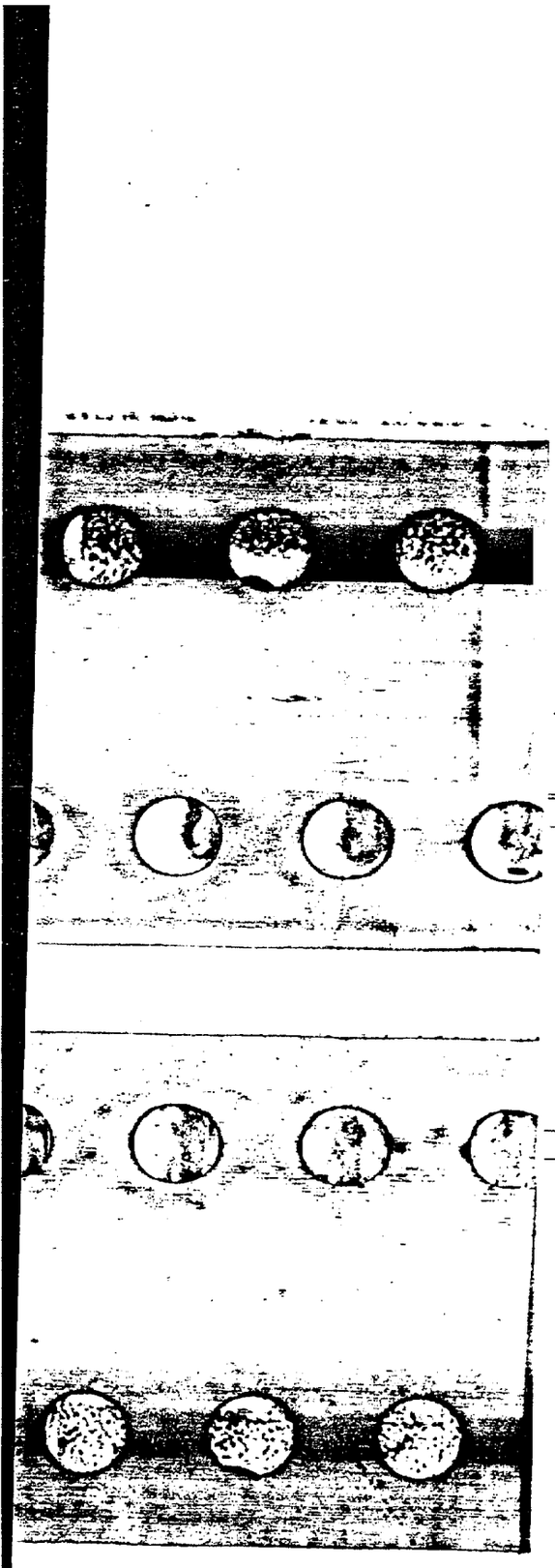
FROM

FRANK S. BOSLAND and wife,

VIVA J. BOSLAND

TO

SARA FRANCES DRAFFEN RUSSELL



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

CAMT 196000.00
CON TX 646.80
PRFEE 1.00
WDEED 6.00
TOTAL 653.80
CHECK 653.80

06/18/90 01 14:37 0001 1407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 7 6 2

IDENTIFICATION REFERENCE

JUN 18 2 35 PM '90

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 329048