STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Jimmy D. Gleaves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August 1990

Notary Public

MY COMMISSION EXPIRES November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Herbert Q. Gleaves, Jr. (NAME)	First Federal Savings Bank of (NAME)	69-16-173
3317 Hydes Ferry Road (ADDRESS)	101 West Lincoln Street (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	

FOR AND 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, Juanita D. Boguskie, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert Q. Gleaves/and wife, Jimmy D. Gleaves Jr.

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:

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, as follows:

Beginning at a point in the center line of Hydes Ferry Pike at a corner of land as conveyed by deed of record in Book 1336, page 56, Register's Office for said County, thence along said Land, south 36 degrees 30' west 302.3 feet to the north line of the property conveyed to Jack Burnes and wife, of record in Book 2151, page 121, thence with their line northwesterly 100 feet to a point; thence north 31 degrees 20' east 220 feet more or less to the center line of Hydes Ferry Pike; thence with the center line of the same, north 87 degrees 30' east 152.1 feet to the point of beginning.

Included in the above description but excluded therefrom, is that portion of the property conveyed to the State of Tennesssee, by instrument of record in Book 5955, page 289, said Register's Office.

Being part of the property conveyed to Emerson D. Boguskie and wife, Juanita D. Boguskie by deed from Hoyte Milligan and wife, Nell Milligan of record in Book 2904, page 289, said Register's Office, the said Emerson D. Boguskie having since died.

AUG 29 90 0101 03CHECK 138.50

unimproved ( )
This is improved (X) property, known as 3317 Hydes Ferry Road, Nashville, Tennessee 37218
(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 my hand this 29th day of August, 19 90

Juanita D. Boguskie
Juanita D. Boguskie

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 Juanita D. Boguskie, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 1990.

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

54366

SEP 4 10 32 AM '90

Page 2 of 2

WARRANTY DEED

FROM

Juanita D. Boguskie

TO

Herbert Q. Gleaves and wife, Jimmy D. Gleaves

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8187 PAGE 768

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 55000.00
				CON TX 181.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 188.50
				CHECK 188.50

[illegible] 01 10:34 0001 5428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54366

IDENTIFICATION

SEP 4 10 33 AM '90

FELIX Z. WILSON

No. 352121