Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Cente #105
Nashville, TN 37238-0105
264720

# WARRANTY DEED

~~Box 35~~ BOOK 8538 PAGE 663

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Linda J. Boggs (NAME) | Leader Federal Bank for Savings (NAME) | Map 141-15 |
| 8017 Claytie Circle (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2926 (STREET ADDRESS) | Parcel D-87 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Memphis, TN 38101-2926 (CITY) (STATE) (ZIP) | |

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

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

1150 01/30 0101 03CHECK $17.50

ALBERT L. SELLARS AND WIFE, STARR A. SELLARS

have this day bargained and sold, and do hereby transfer and convey unto the said LINDA J. BOGGS AND HUSBAND, DAVID TIMOTHY BOGGS

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

Land in Davidson County, Tennessee, being Lot No. 87 on the plan of Phase II "Sheffield" on the Harpeth, of record in Book 6900, pages 410 and 411, Register's Office for said County.

Said Lot No. 87 fronts 81.50 feet on the westerly margin of Claytie Circle and extends back 138.86 feet on the northerly line and 135.00 feet on the southerly line to a dead line in the rear, measuring 81.59 feet thereon.

Being part of the same property conveyed to Albert L. Sellars and wife, Starr A. Sellars by deed from Phillips Builders, Inc. of record in Book 8343, page 569, as re-recorded in Book 8356, page 322, Register's Office for Davidson County, Tennessee.

JAN 30 10 44 AM '92
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 165,000.00

Subscribed and sworn to before me this the 27th day of January 1992

Affiant

My commission expires: 1-17-1994 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 8017 Claytie Circle, Nashville, TN 37221
(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 28th day of October, 1991, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Albert L. Sellars
ALBERT L. SELLARS

Starr A. Sellars
STARR A. SELLARS

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Gwinnett

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*Personally appeared before me* Patsy HARRISON, *a Notary Public in and for said County and State* Albert L. Sellars and wife, Starr A. Sellars

*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.*

*In Witness my hand and official seal at* Gwinnett ~~Tennessee~~ Georgia, *this* 28th *day of* October, *19* 91

Patsy Harrison *Notary Public*

*Commission expires* Notary Public, Gwinnett County, Georgia
My commission expires January 12, 1993

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*

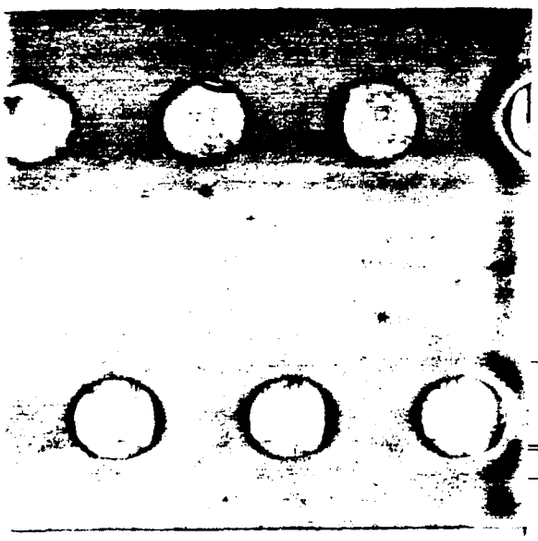
*Commission expires* _____

**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

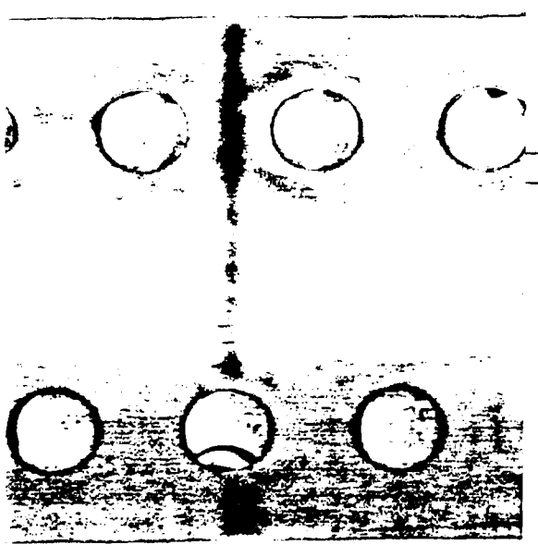
RECEIVED OF _____

FOR _____

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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 165000.00
CON TX 610.50
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 617.50~~
CHECK 617.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80371 IDENTIFICATION REFERENCE JAN 30 1984 AM 82 30 01 10:45 0001 1160

DAVIDSON COUNTY, TENN.

No. 497508