FILE BOX 45

BOOK 8781 PAGE 120

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,529.61

David Boardman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF October 19 92

Patricia Pub Ole
Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Boardman (NAME) | Wachovia Mortgage Co. (NAME) | MAP 60-7 |
| 3004 Rich Acres Drive (ADDRESS) | P. O. Box 3174 (ADDRESS) | PARCEL 109 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Winston-Salem, NC 27102 (CITY) (STATE) (ZIP) | 12DZ-54930 |

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, Clarence E. Litton, Jr. and Sharon Gayle Nelson, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Boardman and wife, Susie Boardman

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 Lot No. 7, on the plan of Hillhurst Acres, Section I, of record in Plat Book 2331, Page 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clarence E. Litton, Jr., unmarried, and Sharon Gayle Jackson, unmarried, by deed from Anna M. Maddox, of record in Book 7410, page 294, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 2444, Page 32, and Book 2446, Page 47, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Clarence E. Litton, Jr. and Sharon Gayle Jackson, to Charles W. Wall, Trustee for Collateral Mortgage LTD dated November 19, 1987, and filed for record in Book 7410, Page 297, Register's Office for said County, with an unpaid principal amount of approximately $69,029.61, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

62544

IDENTIFICATION REFERENCE

NOV 9 2 05 PM '92

DAVIDSON COUNTY, TN

4804 11/09 0101 03CHECK 314.25

unimproved ( )
This is improved ( X ) property, known as 3004 Rich Acres Drive, Nashville, TN 37207
(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 28th day of October 19 92

Clarence E. Litton, Jr.

Sharon Gayle Nelson

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Litton, Jr. and Sharon Gayle Nelson, both unmarried

the 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 28th day of October 19 92

Commission expires July 24, 1993

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 _____.

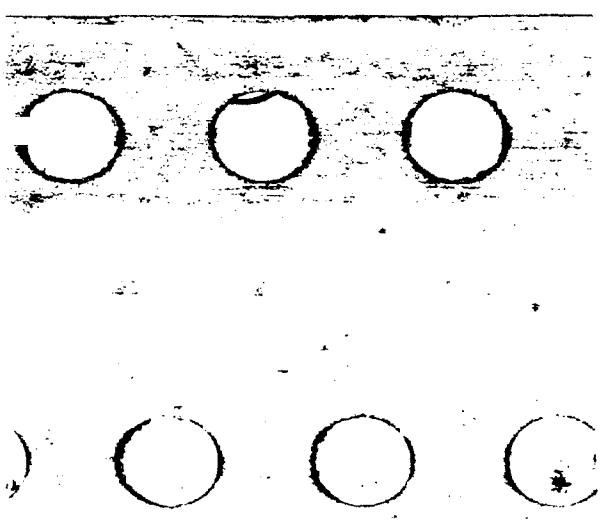
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

## WARRANTY DEED

| FROM | RETURN TO: |
|---|---|
| Clarence E. Litton, Jr.<br>Sharon Gayle Nelson | METROPOLITIAN ESCROW, INC.<br>25 Century Blvd., Suite 202<br>Nashville, Tennessee 37214 |
| TO | |
| David Boardman<br>Susie Boardman | RICHARD A. NORTHCUTT<br>ATTORNEY-AT-LAW<br>25 Century Blvd., Suite 202<br>Nashville, Tennessee 37214 |



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

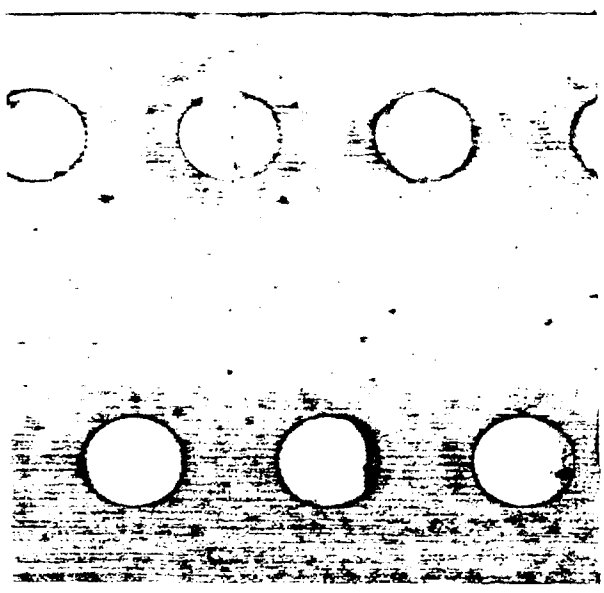
RECEIVED OF _____

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 | 82529.61 |
| CON TX | 305.25 |
| PRFEE | 1.00 |
| WDEED | 3.00 |
| TOTAL | 314.25 |
| CHECK | 314.25 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4804

6254

IDENTIFICATION REFERENCE

Nov 9 2 05 PM '92

DAVIDSON COUNTY, TN

No. 588640