24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8851 PAGE 737

ADDRESS NEW OWNER:
Eugene Bolden Jr.
105 Cedarvalley Court
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

MAP AND PARCEL:
MAP 162-13
PARCEL 17
05dw 42600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Asheville Federal Bank, a Federal Savings Bank f/k/a Asheville Federal Savings & Loan Association hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eugene Bolden Jr., Unmarried , 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. 17, on the Plan of Cedarwood Estates, Section 1, Revised, of record in Book 4675, page 62, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Asheville Federal Bank, a Federal Savings Bank f/k/a, by deed from Joe M. Kirsch, Substitute Trustee of record in Book 8412, Page 652, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4753, Page 683, said Register's Office.

This conveyance is subject to 30 foot minimum building setback line and a 10 foot easement of public utility and drainage purposes along the rear and south lines of said lot of record in Book 4675, Page 62, said Register's Office.

This is improved property known as 105 Cedarvalley Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Bolden Jr., Unmarried, their heirs and assigns, forever; and we, Asheville Federal Bank, a Federal Savings Bank f/k/a Asheville Federal Savings & Loan Association 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 shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 26th day of January, 1993.

Asheville Federal Bank, a Federal Savings Bank
f/k/a Asheville Federal Savings and Loan Association

D. J. Lepore, First Vice-President

STATE OF NORTH CAROLINA)
COUNTY OF Buncombe

1178 01/29 0101 03CHECK 245.30

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named D. J. Lepore as First Vice-President of Asheville Federal Bank, a Federal Savings Bank f/k/a Asheville Federal Savings and Loan Association, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the First Vice-President of the maker, or a constituent of the maker , and 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 and official seal at Ashville, this the 26th day of January, 1993.

Cathy R. Haney
NOTARY PUBLIC

My Commission Expires: 1-29-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 64,000.00.

Eugene Bolden, Jr.
AFFIANT

Subscribed and sworn to before me this 26th day of January, 1993.

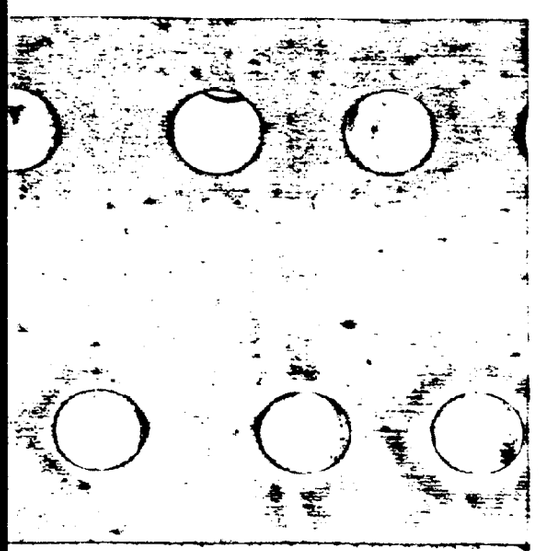
Nancy K. Mabee (Webb)
NOTARY PUBLIC
My Commission Expires:

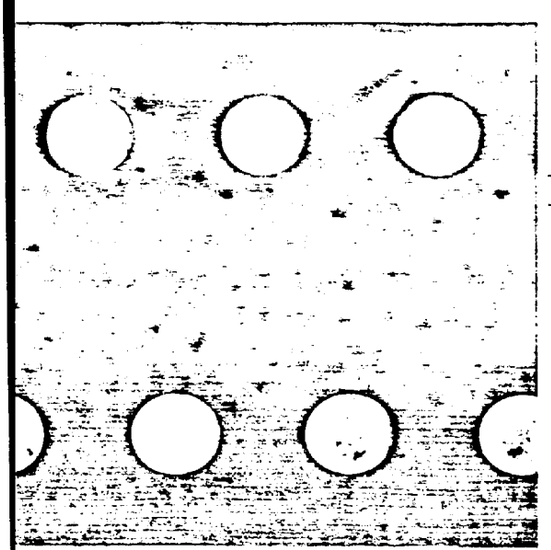
87375.

IDENTIFICATION REFERENCE:

JAN 29 10 51 AM '93

DAVIDSON COUNTY, TN





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 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

10:49 2001 1196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8737.5.

IDENTIFICATION REFERENCE

JAN 29 10 51 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 615894