File 11456 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8876 PAGE 772

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS T. BOSLEY	COUNTRYWIDE FUNDING CORPORATION	Map 118-1
(NAME)	(NAME)	
1109 Caruthers Avenue	155 N. Lake Ave., P.O. Box 7137	Parcel 103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Pasadena, California 91109-7137	F.B. 22W11535
(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, ABC REALTY, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS T. BOSLEY AND WIFE, FRANCES A. BOSLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Montrose Place, as of record in Plat Book 57, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to ABC Realty, Inc. by deed from Mary F. McMillen and Martha F. Thompson, Individually and as Co-Executrix of the Estate of Hazel Anne Brookshire Franklin of record in Book 8510, page 961, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 57, page 93, said Register's Office.

96448

IDENTIFICATION REFERENCE

MAR 2 8 19 AM '93

REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1109 Caruthers Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of February, 19 93

ABC REALTY, INC.
By: Araminta Williams
ARAMINTA WILLIAMS, SECRETARY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARAMINTA WILLIAMS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Secretary of ABC REALTY, INC. 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 at Office, this 26th day of February, 19 93

My commission expires 11/20/96 Notary Public _____

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) Notary Public

NOTARY PUBLIC AT LARGE

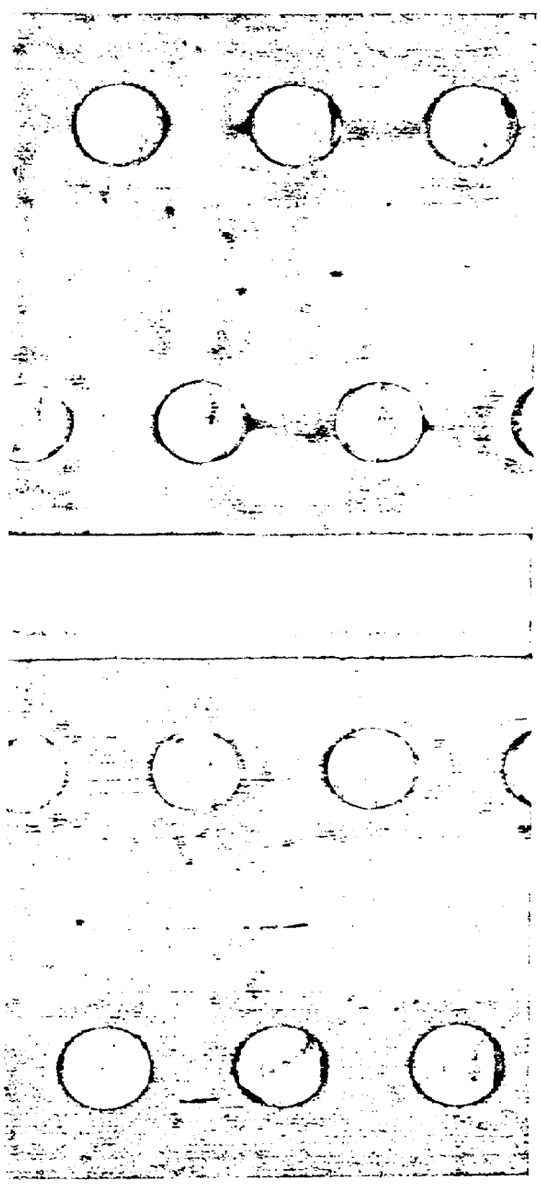
WARRANTY DEED

FROM ABC REALTY, INC.

TO THOMAS T. BOSLEY AND WIFE, FRANCES A. BOSLEY

8219 03/02 0101 CKCHECK 305.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 8876 PAGE 774

RECEIVED OF _____

FOR _____

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
			03/02/93 01	08:17 0001 8219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96440

IDENTIFIER REFERENCE

MAR 2 3 19 AM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 625801