BOOK 9004 PAGE 461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF July, 19 93

Notary Public

MY COMMISSION EXPIRES 3-23-96
(AFFIX SEAL) WTB

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Richard Edmond Boensch (NAME)	SAME (NAME)	
4103 Copeland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~Map 118-8~~ Parcel 77
NASHVILLE Tenn. 37215 (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, WE, JOHN KENT and wife, SHEILA KENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD EDMOND BOENSCH

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

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Arthur T. Kent and wife, Thelma C. Kent by deed from William P. Overstreet of record in Book 6385, page 902, Register's Office for Davidson County, Tennessee. Arthur T. Kent pre-deceased Thelma C. Kent. Thelma C. Kent is now deceased and by her Last Will and Testament, dated March 28, 1990 said property was devised and bequeathed to John Kent and Sheila Kent. Said Last Will and Testament was Probated in the Probate Court for Davidson County, Tennessee (File No. 95905), said Order of Probate being entered in Minute Book 344, page 175, Probate Court Clerk's Office for Davidson County, Tennessee and is filed in Will Book 172, page 44 of the Probate Clerk's Office for Davidson County, Tennessee.

The above property is conveyed subject to any applicable building and/or zoning regulations and the 1993 State and County property taxes which are being pro-rated and assumed by the grantee.

unimproved ( )
This is improved (X) property, known as 2406 Eugenia Avenue, Nashville, TN 37211
(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 ti, 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 1st day of July, 19 93

John Kent
JOHN KENT

Sheila Kent
SHEILA KENT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named John Kent and wife, Sheila Kent

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1ST day of July 19 93

Commission expires 3-23-96

William J. Berry
Notary Public

WILLIAM J. BERRY NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed 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

TO

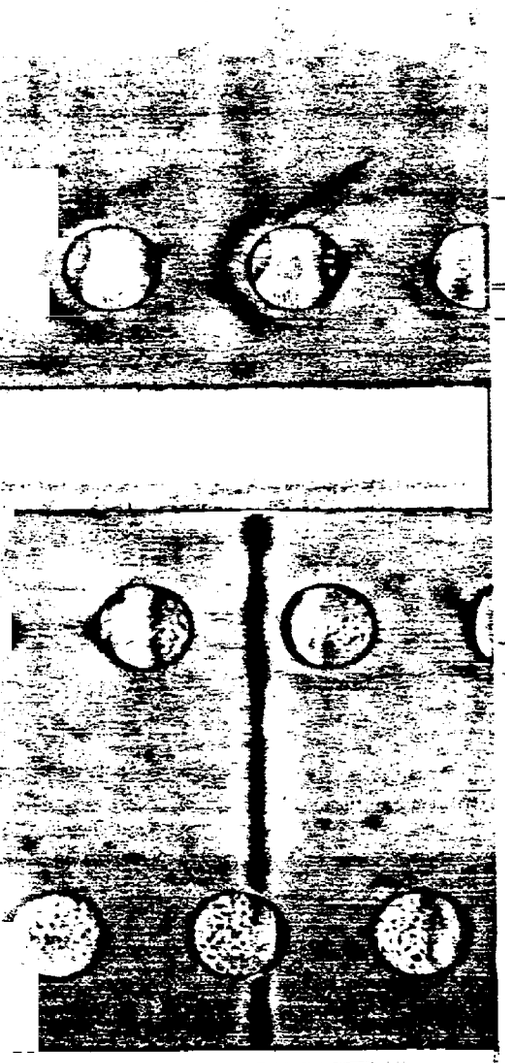
IDENTIF. ↑ REFERENCE ↑ PICK-UP

93 JUL -6 AM 10: 09

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0241 07/06 0101 03CHECK 147.75

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



RECEIVED OF _____ BOOK 9004 PAGE 463

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 37500.00
CON TX 138.75
PRFEE 1.00
WDEED 8.00
TOTAL 147.75
CHECK 147.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07-05-93 01 10-10 5001 0241

37693
IDENTIF. ➔ REFERENCE

93 JUL -6 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 670704