BOOK 9332 PAGE 725

Return to B47276

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Barbara L. Boyce	Signature Mortgage Company	MAP and PARCEL
	Attn: Tax Dept.	
428 Adair Road	13739 Omega Road	95-11-65
Nashville, TN 37214	Dallas, TX 75244	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Catherine Marie Stoltz, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Barbara L. Boyce, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Cloverdale, Section 2, and the Revision of Lots 21 and 22 of Section 1, of record in Plat Book 2133, Page 58, said Register's Office for said county, to which reference is made for a more complete description.

BEING the same property conveyed to Catherine Marie Stoltz by quitclaim deed from James C. Osborne, III and wife, Sheri Osborne, of record in Book 9250, Page 268, Register's Office, Davidson County, Tennessee.

This is property with a common address of 428 Adair Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in of record in Book 2133, Page 58, Register's Office for Davidson County, Tennessee.

45953
IDENTIF. & REFERENCE

'94 MAY -3 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $55,000.00

Barbara L. Boyce
Affiant

Subscribed and sworn before me this 29th day of April, 1994.

My Commission Expires: 7/23/94

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **April, 1994**.

Catherine Marie Stoltz

STATE OF TENNESSEE
COUNTY OF Davidson

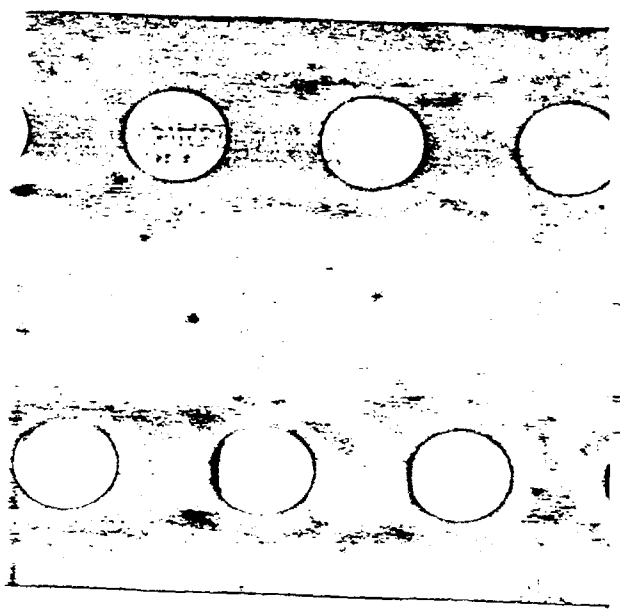
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Catherine Marie Stoltz, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **April, 1994**.

Notary Public
My Commission Expires: 7/30/97

File No. 9404-135

1576 05/03 0101 03CHECK 212.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

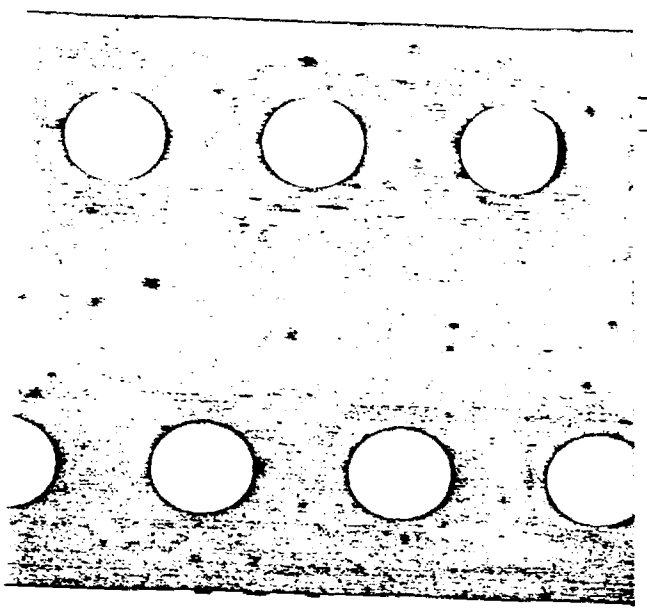
FOR _____

BOOK 9332 PAGE 727

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 212.50
				CHECK 212.50

05/03/94 01 14:45 0001 1576



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45953
IDENTIF. # REFERENCE

94 MAY -3 PM 2:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 786663