BOOK 9385 PAGE 649

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500

George Allen Fletcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1994

Marsha A. Turner
Notary Public

MY COMMISSION EXPIRES: 12-29-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert J. Turner 214 Third Ave N. Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Lannie Boswell et eux (NAME)	Lannie Boswell et eux (NAME)	94-13
401 Fesslers Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Fesslers Lane (STREET ADDRESS)	Par 96
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37210 (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 George Allen Fletcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lannie Boswell and wife
Doris Boswell

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 Lots Nos. 55 and 56 in the subdivision of of Lots 20, 21, and 22 of the W.B. Lewis property, a plan of which subdivision is of record in Book No. 57, page 92, Register's Office for Ddavidson County, Tennessee.

Said Lots Nos. 55 and 56, originally fronting 50 feet each on the north side of Bond Avenue and running back between parallel lines 170 feet to an alley.

INCLUDED in the aforementionded description, but EXCLUDED therefrom is that portion of land conveyed to the State of Tennessee by deed recorded in Book 3100, page 603, Register's Office for Davidson county, Tennessee, and more particularly described as follows: Beginning at a point in the north margin of Bond Avenue and in the boundary line between the lands of John Foster and Mattie Washington and runs with said boundary line North 10 degrees 27 minutes East, 125 feet to a point; thenceSouth 53 degrees 15 minutes Ease, 112.6 feet to a point in the boundary line between the land of John Foster and J. D. Jenkins, thence with said boundary line South 10 degrees, 27 minutes West, 69 feet to a point in the north margin of Bond Avenue; thence with said margin North 83 degrees 45 minutes West, 100 feet to the point of beginning, containing 9,700 square feet, more or less.

Being the same property conveyed to Clarence W. Smith by deed from Charles F. Frazier, Trustee, of record in Book 4933, page 502, Register's Office for Davidson County, Tennessee, and and by deed of correction from Uskard Foster and Vester F. Barksdale of record in Book 4954, page 403, Register's Office for Davidson County, Tennessee, to a 2/3 interest and by Order of Chancery Court for Davidson County, Tennessee, as of record in Minute Book 4-P, page 359, Clerk & Master's Office for Davidson County, Tennessee, as to a 1/3 interest.

Being the same property conveyed to George Allen Fletcher by deed from Clarence W. Smith and wife Anne K. Smith of record in Book 5935, page 283, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved (X)) property, known as 730 Bond Avenue Nashville, Tennessee 37210
(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 my hand this 14th day of June, 1994

George Allen Fletcher

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Allen Fletcher

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 1994.

Marsha G. Howard Notary Public

Commission Expires 11/26/94

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

George Allen Fletcher

TO

Lannie Boswell and wife,

Doris Boswell

8933 06/22 0101 02 CHECK 107.05

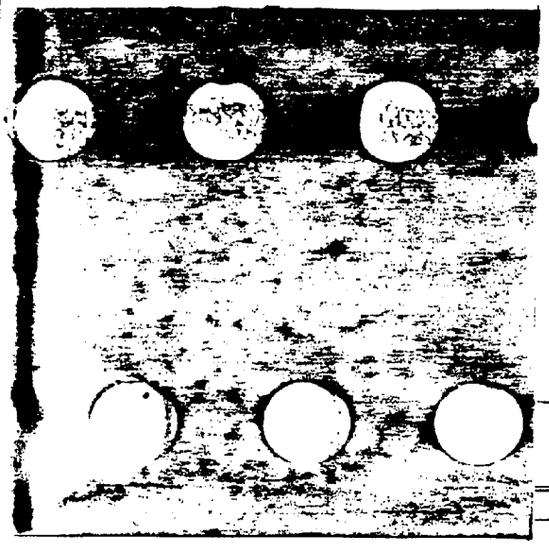
ATTORNEYS TITLE
A Minnesota Title Company

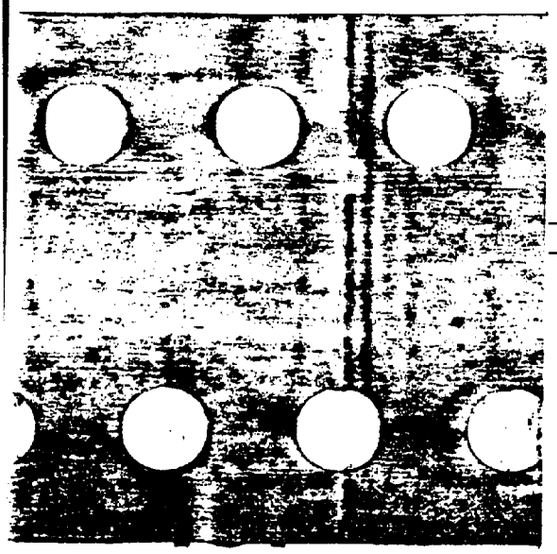
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

63657
IDENTIF. ↑ REFERENCE

94 JUN 22 PM 1:38

FELIX [illegible] REGISTER
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	26500.00
			CON TX	98.05
			PRFEE	1.00
			MDEED	8.00
			TOTAL	107.05
			CHECK	107.05
06/22/94	01		13:39 0001	8933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63657
IDENTIF. ↑ REFERENCE

94 JUN 22 PM 1:3[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 805649