BOOK 9429 PAGE 689

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Brian L. Boggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES 1-25-97

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas L. Boggs (NAME)	Thomas L. Boggs (NAME)	52-16A-74
SAME (STREET ADDRESS OR ROUTE NUMBER)	1301 Neely's Bend Rd, Unit H-74 (STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	Madison, TN 37115 (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, Oliver Albert Sims and wife, Gretha Pamela Sims

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Boggs and wife, Colene Boggs

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 Apartment Unit No. H-74 of Neely's Bend Condominium created under Title 64, Sections 66-27-101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Oliver Albert Sims and wife, Gretha Pamela Sims, by Deed of record in Book 5486, Page 12, Register's Office for Davidson County, Tennessee. Subject to any and all plats, easements, restrictions, and other matters of record.

73599

IDENTIFICATION REFERENCE

94 AUG -5 AM 11:11

REGISTER DAVIDSON CO. TN.

PICK-UP

This is unimproved ( ) improved (XX) property, known as 1301 Neely's Bend Rd., Unit H-74 Madison TN 37115
(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. Whenever 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(s) this 22nd day of July, 19 94

Oliver Albert Sims

Gretha Pamela Sims

STATE OF TENNESSEE
COUNTY OF }

BOOK 942 PAGE 690

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oliver Albert Sims and wife, Gretha Pamela Sims

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 22nd day of July, 19 94.

Commission expires 2/9/98

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath / himself) upon (their several oaths) acknowledged (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_____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

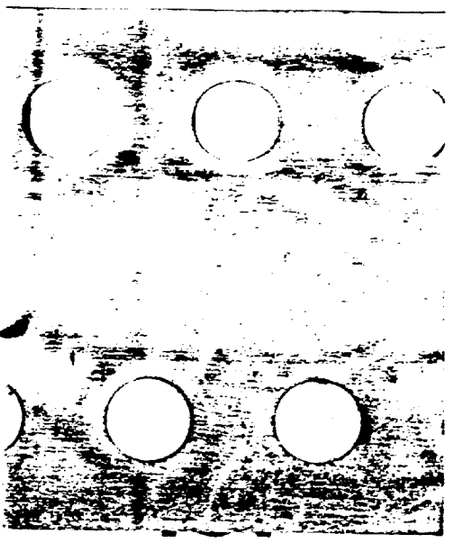
FROM

TO

Furnished by:

5055 08/05 0101 03CHECK 132.95





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 33500.00
				CON TX 123.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 132.95
				CHECK 132.95
			08/05/94 01	11:11 0001 5065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78599
IDENTIF. & REFERENCE

94 AUG -5 AM 11:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 821572