10908

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

9: NOV 22 AM 9:41

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Champak Bhula, et ux
3414 Percy Priest Drive
Nashville, TN 37214

MORTGAGEE:
Chris C. Pardue
1079 Moran Road
Nashville, TN 37216

SEND TAX BILLS:
New Owner

MAP-PARCEL:
74-4-69
FB No. 4D 67001

BOOK 9526PG422

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy A. Boswell and wife, Sandra K. Boswell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Champak Bhula and wife, Naina Bhula,** 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:

> Being Lot No. 101 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Timothy K. Boswell and wife, Sandra K. Boswell, by deed from Terry L. Jackson and wife, Jennifer K. Jackson, as of record in Book 8484, page 393, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Chris C. Pardue and wife, Rebecca Pardue of record in Book 6843, page 740, Register's Office for Davidson County, Tennessee. The Grantees further agree to keep the property insured and in good repair, to pay all property taxes assessed against the property beginning with the 1995 tax year and thereafter, and also that they shall continue to pay for and maintain hazard insurance on the property.

This is improved property known as 808 Heritage Trail, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4820, page 611, as amended in Book 4960, page 506 and Book 4969, page 667, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantor.

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 our hands this 18th day of November, 1994.

Timothy A. Boswell
TIMOTHY A. BOSWELL

Sandra K. Boswell
SANDRA K. BOSWELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy A. Boswell and wife, Sandra K. Boswell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 18th day of November, 1994.

Teresa L Gleaton
NOTARY PUBLIC

My Commission Expires: 2-5-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $53000.00.

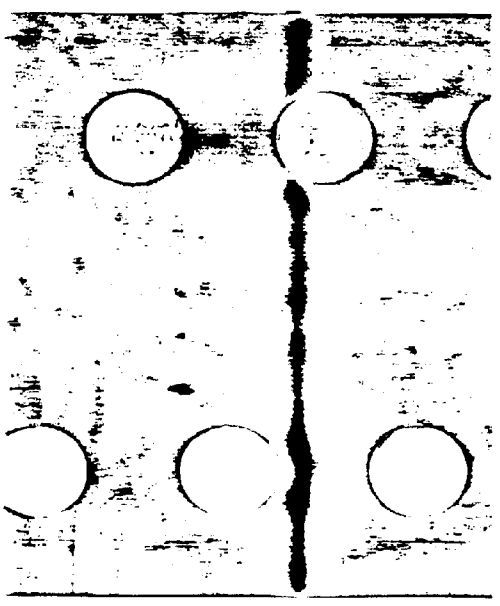
C Bhula
AFFIANT

Subscribed and sworn to before me this 18th day of November, 1994.

Teresa L Gleaton
NOTARY PUBLIC

My Commission Expires: 2-5-95

94 11:22 3101 03CHECK 205.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526PG424

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



10908

IDENTIF. & REFERENCE

94 NOV 22 AM 9:41

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

MAMT 53000.00
ERR CO
MAMT 53000.00-
CAMT 53000.00
CON TX 196.10
PRFEE 1.00
~~MTGFEE 8.00~~
~~TOTAL 205.10~~
CHECK 205.10

11/22/94 01 09:41 0001 6167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 856220