BOOK 9563 PG 48

# WARRANTY DEED

8913 01/04 0101 03CHECK 149.60

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $38,000.00

Affiant

Sworn to and subscribed before me this 3 day of Jan, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-97

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

95 JAN -4 AM 8:58
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

22566
IDENTIF. → REFERENCE

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Clarence Douglas Henard, Jr. | Same | Map 117-3 |
| 3801 Central Ave | | Par. 154 |
| Nashville, Tn 37205 | | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank S. Bosland and wife, Viva J. Bosland, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Clarence Douglas Henard, Jr., hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, a certain condominium apartment being Unit No. J-12 in a horizontal property rgime which is located on the plat of Villager Condominium, of record in Book 5200, page 403, and revised in Book 5200, page 201, Register's Office for said County.
>
> Being the same property conveyed to Frank S. Bosland and wife, Viva J. Bosland from LaNieve Cartwright Coles, by deed of record in Book 6523, page 793, Register's Office for Davidson County, Tennessese.
>
> This is improved property known as 2601 Hillsboro Road, Unit J-12, Nashville, Tennessee 37212.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 3 day of Jan, 1995.

FRANK S. BOSLAND

VIVA J. BOSLAND

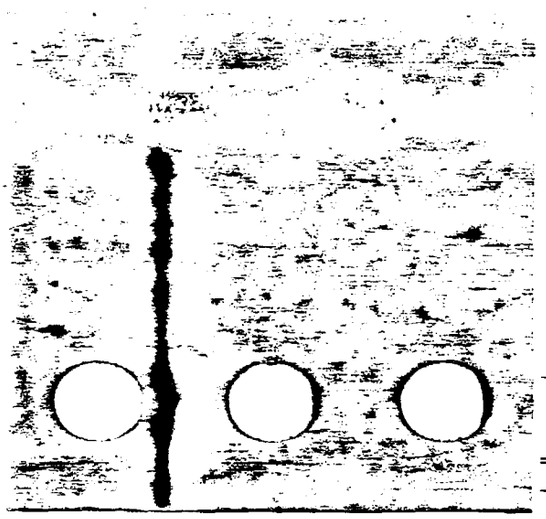
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

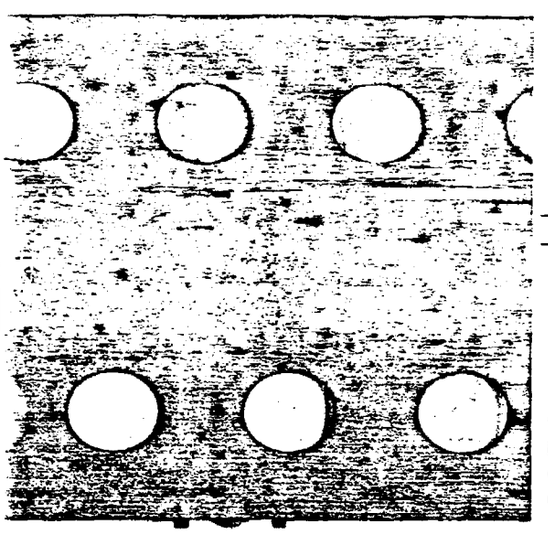
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frank S. Bosland and wife, Viva J. Bosland, the Bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of Jan, 1995.

NOTARY PUBLIC

My Commission Expires: 4-26-95





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

RECEIVED OF _____

FOR _____

BOOK 9563 PG 50

| | | |
|---|---|---|
| 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 | 38000.00 |
| CON TX | 140.60 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 149.60 |
| CHECK | 149.60 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/04/95 01 0015 0001 8913

22566
IDENTIF. ← REFERENCE

95 JAN -4 AM 8:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 868788