9568

BOOK 9568 PG 827

Bk 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,543.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: XXXXXXXXXXXXXXXXXX1/25/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm D. Boggs (NAME)	Trans Financial Bank of TN (NAME)	MAP 162 09
610 Ashmont Court (ADDRESS)	P. O. Box 1390 (ADDRESS)	PARCEL 87
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Tullahoma, Tennessee 37388-1390 (CITY) (STATE) (ZIP)	05DU 39546

FOR AND 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, Joan A. Springer Hiatt and J. Robert Hiatt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcolm D. 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:

Being Lot No. 8A on the Plan of Hickory View, Section Two, as of record in Book 5800. Page 312. Register's Office for Davidson County, Tennessee, the said Lot No. 8A being the westerly part of Lot No. 8 of said Subdivision, more particulary described as follows:

Said Lot No. 8A fronts 15.28 feet on the northerly side of Ashmont Court, and extends back 168.31 feet on the easterly line and 181.00 feet on the westerly line to a broken rear line measuring 102.76 feet thereon.

For source of title reference is made to Book 6186, Page 758, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 6055, Page 519, Book 6154, Page 963, Book 6163, Page 716, Book 6173, Page 564, Book 6189, Page 662 and Book 6235, Page 58, 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 of record in Book 6186, Page 761, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

unimproved ( )
This is improved (X) property, known as 610 Ashmont Court, Nashville, Tennessee 37211
(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 our hand s this 29th day of December, 19 94

Joan A. Springer Hiatt by Barbara Thompson, Attorney in Fact
Joan A. Springer Hiatt

J. Robert Hiatt by Barbara Thompson, Attorney in Fact
J. Robert Hiatt

STATE OF TENNESSEE
COUNTY OF

1061 01/11 0101 03CHECK 140.35

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, 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 _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVDISON

On this 29th day of December, 1994, before me personally appeared Barbara Thompson, to me known to be the person who executed the foregoing instrument in behalf of Joan A. Springer Hiatt and husband, J. Robert Hiatt, and acknowledged that she executed the same as the free act and deed of said Joan A. Springer Hiatt and husband, J. Robert Hiatt.

Delaina D. Davis
Notary Public

My Commission expires: 1/25/97

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM: Joan A. Springer Hiatt and J. Robert Hiatt

TO: Malcolm D. Boggs

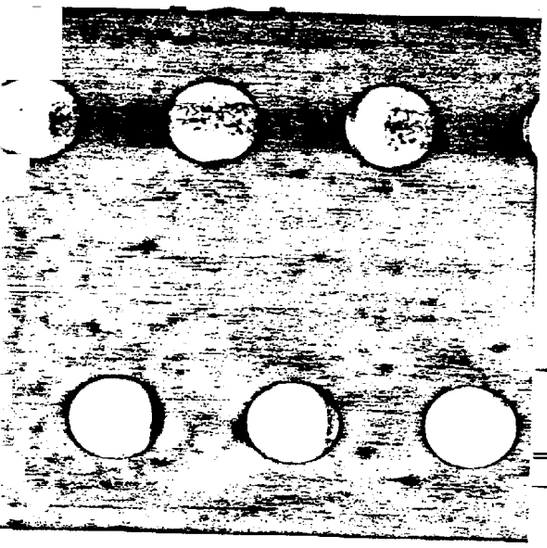
RETURN TO: Leon Sharber, Attorney
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217

DAVIDSON COUNTY, TN.

95 JAN 11 AM 9:54

24475

IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

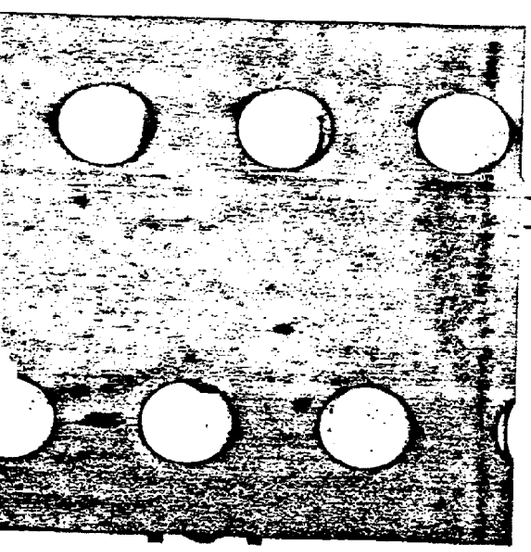
BOOK 9568 PG 829

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 35543.88
CON TX 131.35
PRFEE 1.00
WDEED 8.00
TOTAL 140.35
CHECK 140.35

01/11/95 01 09:54 0001 1061



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24475
IDENTIF. ↑ REFERENCE

95 JAN 11 AM 9:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 870914