BOOK 9580 PG 983

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: November 20, 1996
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Taylor (NAME)	SAME (NAME)	MAP 148-8
580 Martingale Ct. (ADDRESS)	(NAME)	PARCEL 125
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

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, Christine Etheridge Boaz and husband, Gilbert Boaz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Taylor, a married person

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 Lot No. 101 on the Plan of Oakwood Terrace, Section II, of record in Book 4460, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Jerry E. Etheridge and wife, Christine Etheridge by deed from American Housing Trust III of record in Book 8702, page 997, Register's Office for Davidson County, Tennessee. Jerry E. Etheridge and Christine Etheridge subsequently divorced and Jerry E. Etheridge conveyed his interest to Christine Etheridge by Quitclaim Deed of record in Book 9320, page 342, Register's Office for Davidson County, Tennessee.

Christine Etheridge Boaz and Christine Etheridge Nivar are one and the same person.

Gilbert Boaz joins in this conveyance to relinquish any and all marital rights he may have in subject property.

95 JAN 30 AM 8:5[illegible]
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

29018 IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as _____
(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~~ our hand s this 27th day of January 19 95

Christine Etheridge Boaz
Christine Etheridge Boaz

Gilbert Boaz
Gilbert Boaz

BOOK 9580 PG 984

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Etheridge Boaz and Gilbert Boaz

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of January, 1995.

Commission expires November 20, 1996

Susan B. Evans
Notary Public

STATE OF TENNESSEE
COUNTY OF

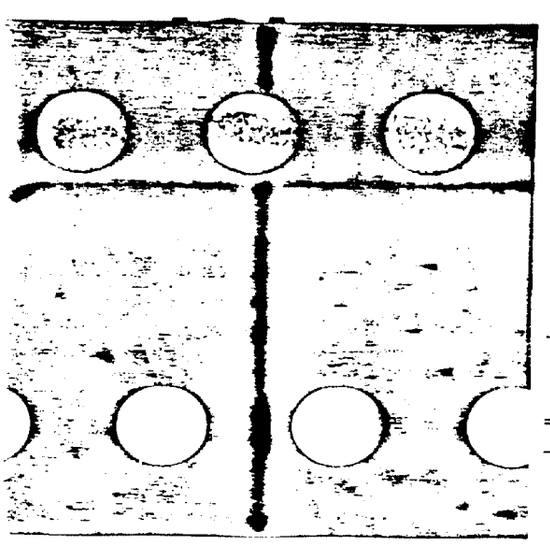
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

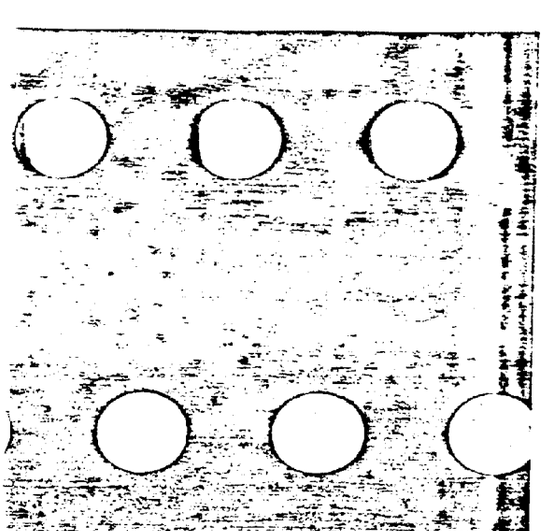
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

5165 01/30 0101 03CHECK 157.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9580 PG 985

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

01/30/95 01 08:50 0001 6165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29018
IDENTIF. ↑ REFERENCE

95 JAN 30 AM 8:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 875938