BOOK 9604 PG 826

FROM:	RICKY D. BOLDEN AND WIFE, SANDRA R. BOLDEN	THIS INSTRUMENT PREPARED BY: WALLER LANSDEN DORTCH & DAVIS 511 UNION ST., SUITE 2100
TO:	VANCE P. ROSS AND WIFE, PAMELA H. ROSS	NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Vance P. Ross and wife,	Tennessee Teachers Credit	Map 162-5
Pamela H. Ross	Union, Cucorp, Inc.	Parcel 248
309 Townes Drive	1400 Eighth Avenue, South	
Nashville, Tennessee 37211	Nashville, Tennessee 37203	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Vance P. Ross
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1995.

Carol R. Rivers
Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Ricky D. Bolden and wife, Sandra R. Bolden, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Vance P. Ross and wife, Pamela H. Ross, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 309 Townes Drive, Nashville, Tn. 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 24th day of February, 1995.

Ricky D. Bolden

Ricky D. Bolden

Sandra R. Bolden

Sandra R. Bolden

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 Ricky D. Bolden and wife, Sandra R. Bolden, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of February, 1995.

Carol R. Russell

NOTARY PUBLIC

My Commission Expires: 1/25/97

37434
IDENTIFICATION REFERENCE

95 FEB 27 PM 4:15
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Ricky D. Bolden and wife, Sandra R. Bolden, by deed from George T. Vaughn, Jr. and wife, Elizabeth W. Vaughn, of record in Book 7795, page 723, said Register's Office.

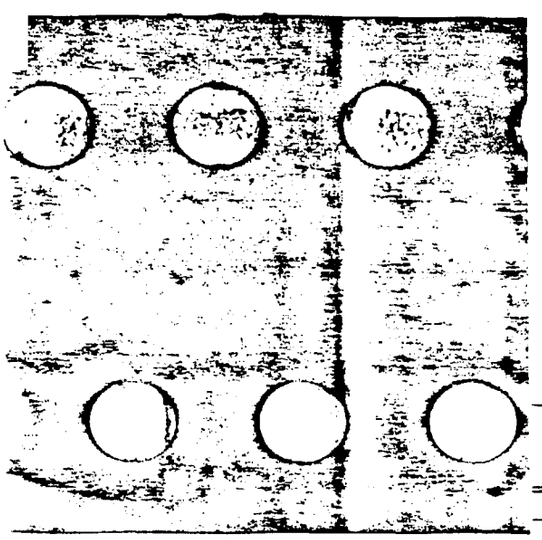
The above property is conveyed subject to the following:

1. 1995 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 4604, page 526, said Register's Office.

3. All matters as shown on the Plan of record in Book 4460, page 86, said Register's Office.

5319 02/27 0101 03CHECK 364.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9604 PG 829

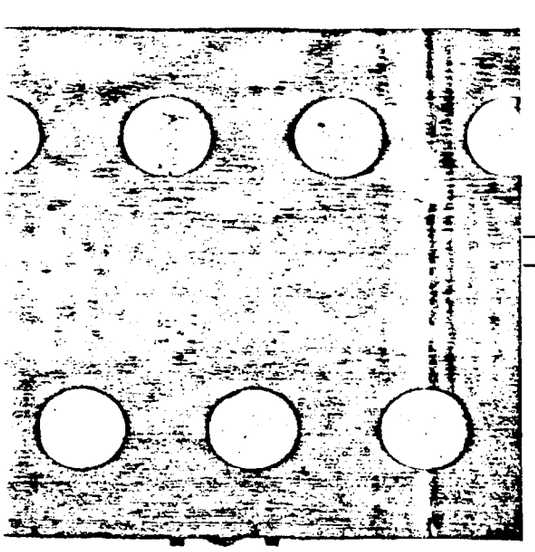
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	12.00
TOTAL	364.50
CHECK	364.50

02/27/95 01 16:16 0001 5319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



37434

IDENTIF. & REFERENCE

95 FEB 27 PM 4:5

DAVIDSON COUNTY, TE

No. 884991