OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

MM1805442/SV2383854

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

Verna Van Ness
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF April, 19 95.

NOTARY PUBLIC

My Commission expires: 9-27-97

(615) 385-2804 THIS INSTRUMENT PREPARED BY TNS #314

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Verna V. Van Ness (NAME)	Sunbelt National Mortgage Corporation (NAME)	
2601 Hillsboro Rd., #I-15 (ADDRESS)	P.O.Box 780569 (ADDRESS)	117-3-B-142-CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75378 (CITY) (STATE) (ZIP)	7DA-80282

Warranty Deed

For and in Consideration of the sum of $ 40,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Frank S. Bosland and wife, Viva J. Bosland

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Verna V. Van Ness and husband, John N. Van Ness

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Unit No. I-15, Parcel 142, of The Villager Condominiums, as of record at Book 5200, page 154, as amended at Book 5200, page 201, and as established by Master Deed at Book 5434, page 665, corrected at Book 5487, page 967, all of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit.

Being all the same property conveyed to the grantor herein by deed as of record at Book 6084 , page 624 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
Master Deed and Exhibits thereto as of record at Book 5434, page 665, as corrected at Book 5487, page 967, plat at Book 5200, page 154, as amended at Book 5200, page 201 and right-of-way easement at Book 4808, page 424, said Register's Office.

~~unimproved~~ ( )
This is improved (X) property, known as 2601 Hillsboro Rd., #I-15, Nashville, TN 37212
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 April, 19 95.

Frank S. Bosland

Viva J. Bosland

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank S. Bosland and wife, Viva J. Bosland, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 18th day of April, 1996.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this ____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this ____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

PICK-UP

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____

Notary Public

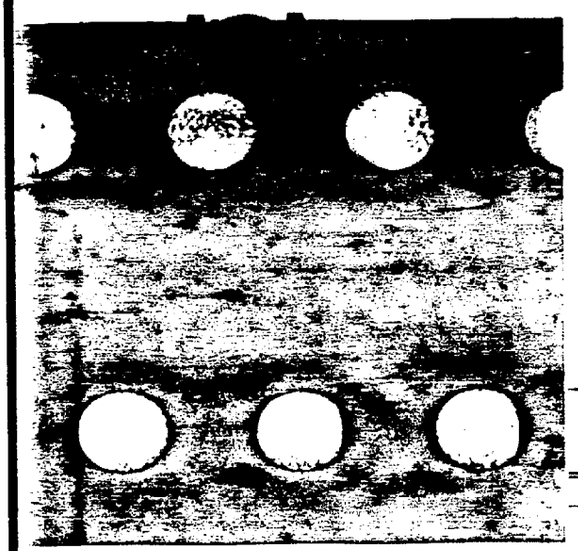
95 APR 21 AM 11:08
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

53711

04/21 0101 03CHECK

157.00



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

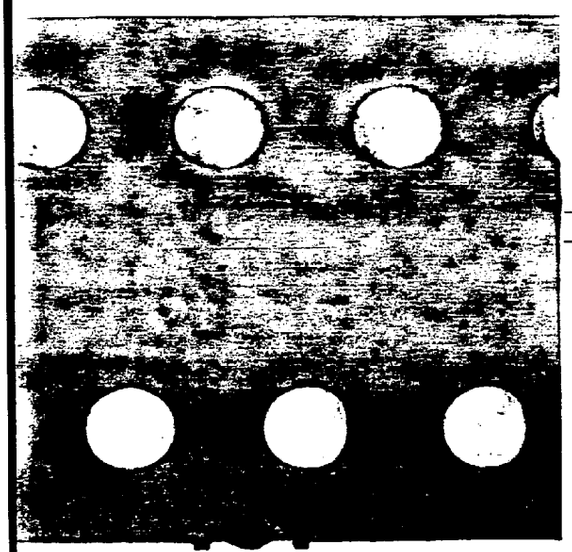
RECEIVED OF _____

FOR _____

BOOK 9651 PG 592

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/95 01 11:08 0001 3263

53711
IDENTIF. & REFERENCE

95 APR 21 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 902724