BOOK 9653 PG 548

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Vicki L. Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 95

Linda M Harris
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Vicki L. Scruggs (NAME)	National City Mortgage Co. (NAME)	MAP: 160-13
5746 Brentwood Trace (ADDRESS)	P. O. Box 1820 (ADDRESS)	PARCEL 46
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Dayton, OH 45401-1820 (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, William Hill Boner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki L. Scruggs, a single 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5746 on the plan of Brentwood Trace Condominiums, a horizontal property regime, of record in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to William Hill Boner by deed from James Dale Carpenter and spouse, Anne H. Carpenter of record in Book 9341, page 648, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 5200, page 219, revised in Book 5200, page 230 and in Book 5200, page 261; any and all restrictive covenants and/or easements running with the land the Master Deed and By-Laws of record in Book 5524, page 415; Book 5524, page 424; Book 5537, page 988 and Book 5545, page 510 and taxes for the current year which have been prorated day of close and assumed by the Grantee.

The subject property is not the primary residence of William Hill Boner.

51523

IDENTIFICATION REFERENCE

RECEIVED FOR RECORD
95 APR 25 AM 9:21
REGISTER
DAVIDSON CO. TN.

This is improved ( ) unimproved property known as 5746 Brentwood Trace, Brentwood, TN 37027
(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 hand this 21st day of April 19 95

William Hill Boner

BOOK 9653 PG 549

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 William Hill Boner, married

the bargainor _____, 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 at Nashville, Tennessee, this 21st day of April 19 95.

Commission expires [illegible] 22, [illegible]

Paula M Harris
Notary Public

STATE OF TENNESSEE
COUNTY OF

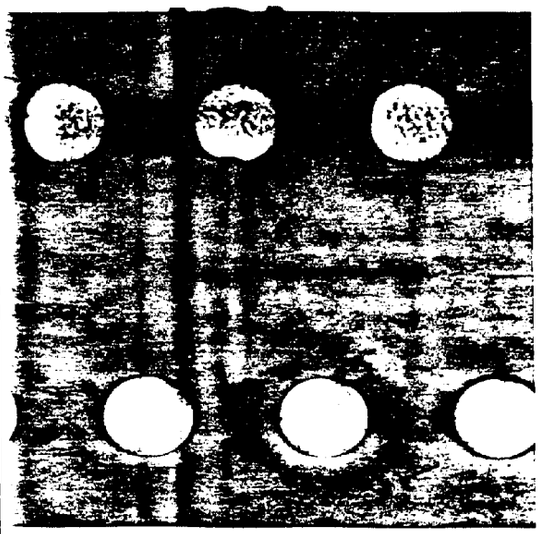
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

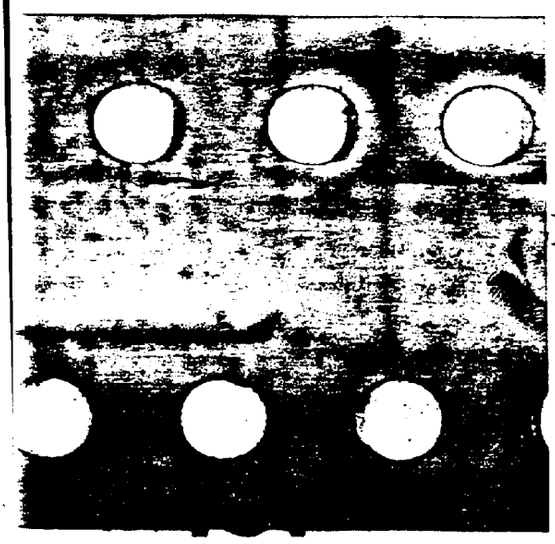
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

4139 04/25 0101 03CHECK 264.30





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

RECEIVED OF _____

FOR _____

BOOK 9653PG550

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	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

04/25/95 01 09:21 0001 4138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51523
IDENTIFICATION REFERENCE

95 APR 25 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903588