95 MAY 18 AM 10:32

REGISTER
DAVIDSON CO. TN.

IDENTIF. & REFERENCE 00062036

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36344
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank Steve Bosland Viva J. Bosland 104 Braxton Hill Court Nashville, Tennessee 37204	Leader Federal Bankfor Savings P. O. Box 1860 Memphis, Tennessee 38101-1860

TAX MAP-PARCEL NUMBERS: 131-12D-004

WARRANTY DEED

2399 05/18 0101 03CHECK 804.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Drake and spouse, Heidi Drake,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank Stevens Bosland and spouse, Viva J. Bosland,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4 on the plan of Braxton Hill Condominiums, as shown as "Exhibit D" to the Master Deed, of record in Book 7585, page 317, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Daniel W. Drake and wife, Heidi Drake by deed from Harpeth Construction Company, Inc. of record in Book 7954, page 156, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7585, Page 317, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Leader Federal Bank for Savings, of record in Book 8779, Page 698, said Register's Office and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the saaid Grantee.

This is improved property, known as: 104 Braxton Hill Court, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 1995.

Daniel W. Drake **Heidi Drake**

State of Tennessee
County of Davidson

On this 15th day of May, 1995, before me the undersigned authority, personally appeared **Daniel W. Drake** and **Heidi Drake**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

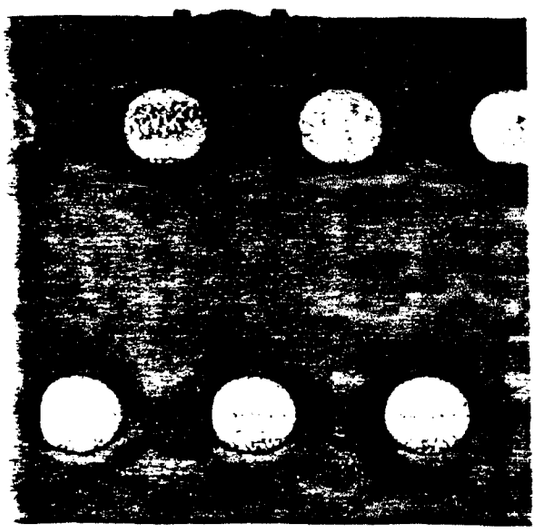
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215000.00

Affiant

Sworn and subscribed before me on the 15th day of May, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9675 PG 317

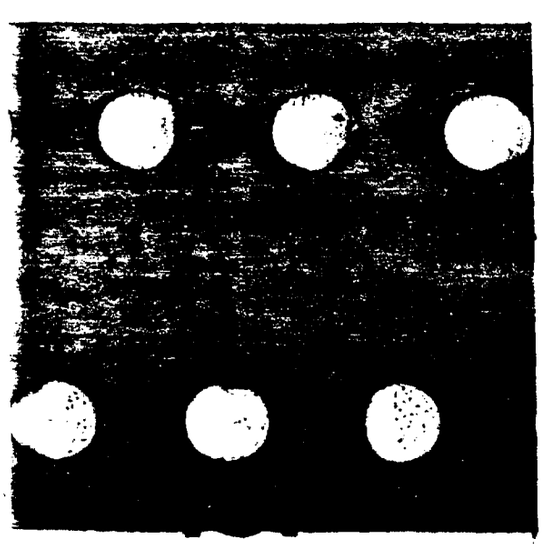
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	8.00
TOTAL	804.50
CHECK	804.50

05/18/95 01 10:33 0001 2399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0062036
IDENTIF. ↑ REFERENCE

95 MAY 18 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911755