BOOK 9679 PG 120

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,313.32

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 95

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Black (NAME)	Union Planters National Bank (NAME)	MAP 150-03
3203 Agatha Court (ADDRESS)	7130 Goodlett Farms Pkwy. 4 West (ADDRESS)	PARCEL 233
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (CITY) (STATE) (ZIP)	02DX03609

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, Eric Boehme and wife, Jill Schafer Boehme

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey L. Black, unmarried

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:

BEING Lot No. 55B, Zone Lot Division Lots 55 thru 59, Chelsea of Priest Lake, Section One-B, of record in Book 6250, page 426, amending Plat Book 6250, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Eric Boehme and wife, Jill Schafer Boehme by deed from Lisa E. Holsclaw, unmarried, of record in Book 7633, Page 932, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6298, Page 539; and Plat Book 6250, page 426, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Eric Boehme and wife, Jill Schafer Boehme, to Vaden Lackey, Jr., Trustee, for Fidelty Federal Savings & Loan Association of Tennessee, dated August 22, 1988, and filed for record in Book 7633, Page 935, Register's Office for said County, with an unpaid principal amount of approximately $61,813.32, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 3203 Agatha Court, Antioch, TN 37013
(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 our hand S this 12th day of May 19 95

Eric Boehme

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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 Eric Boehme and wife, Jill Schafer Boehme

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 Nashville, Tennessee, this 12th day of May, 19 95

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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 _____

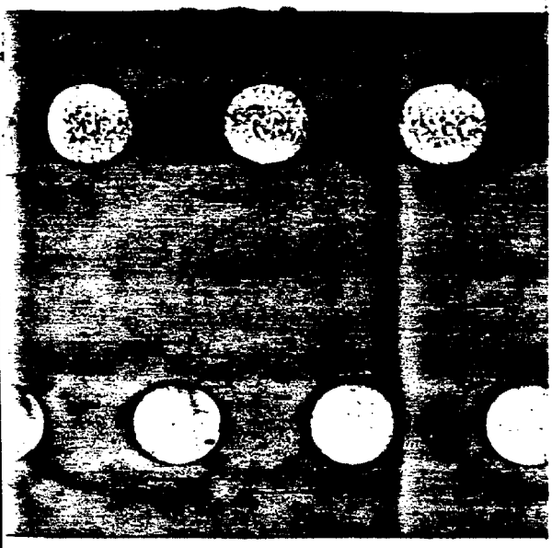
Notary Public

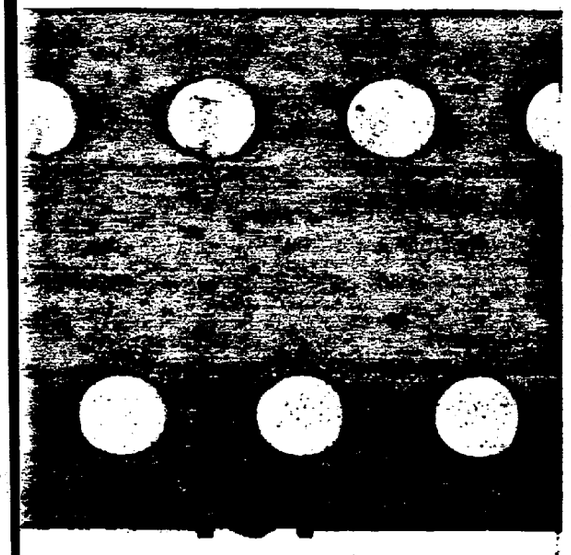
3721 05/23 0101 03CHECK 261.71

95 MAY 23 PM 1:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

00063190

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

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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 68313.32
CON TX 252.71
PRFEE 1.00
MOFEE 8.00
MO TX 261.71
CHECK 261.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/95 01 13:57 0001 3721

00631 90
IDENTIF. ↑ REFERENCE

95 MAY 23 PM 1:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.913063