FORM NO. 1

BOOK 9733 PG 832

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $ 85,000.00

Ruth H. Boner

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF July 19 95

Dewey W. Pedigo

MY COMMISSION EXPIRES 5-23-98
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Dewey W. Pedigo, Attorney 3204 Freno Lane, Nashville, Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth H. Boner	Same	095-14-0
5769 ~~5709~~ New Hope Road (NAME)	(NAME)	94.0
Hermitage, Tn. 37076 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	03DZ-32670
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE Christine Carpenter and Husband Dewey Carpenter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth H. Boner

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. 7 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, Page 67, Register's Office for said County.

Said lot fronts 75 feet on the north side of Elm Hill Pike and runs bvack between lines, 212.2 feet on the west line and 207.2 feet on the east line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Howard Phelps and wife Beatrice Udell Pulley Phelps by deed from Roy Edward Garrison and wife Eloise Evelyn Garrison, of record in Book 3072, Page 495, said Register,s Office. Beatrice Udell Pulley Phelps died July 1, 1980. Howard Phelps died April 25, 1995, testate, and by Will of record in Will Book 197, Page 582, in the Probate Court Clerk Office, devised said property to Christine Carpenter.

The above described property is conveyed subject to Easement described in instrument of record in Book 4316 Page 104, Register's Office for Davidson County, Tennessee.

1995 Taxes have been pro-rated between the parties and same shall be paid by grantee.

Unimproved / Improved property known as 2130 Elm Hill Pike, Nashville, Tenn. 37210
(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 hereinset 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 17th day of July, 19 95

Christine Carpenter Dewey Carpenter

STATE OF TENNESSEE
Davidson County

BOOK 9733 PG 833

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Christine Carpenter and Husband Dewey Carpenter

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 17th day of July, 19 95.

Commission Expires 5-23-98

Dewey W. Pedigo
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Christine Carpenter and Husband Dewey Carpenter

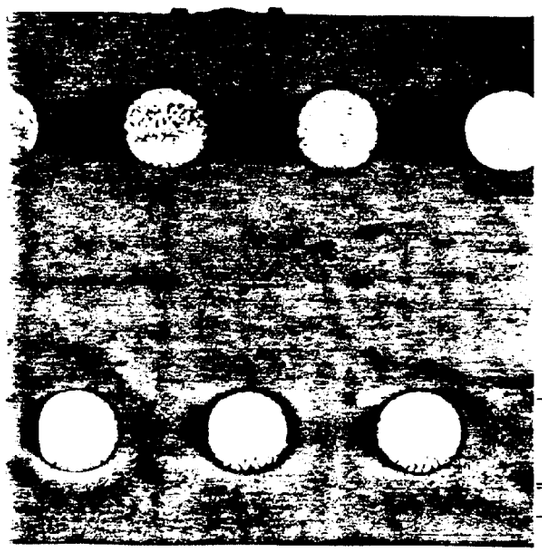
TO
Ruth H. Boner

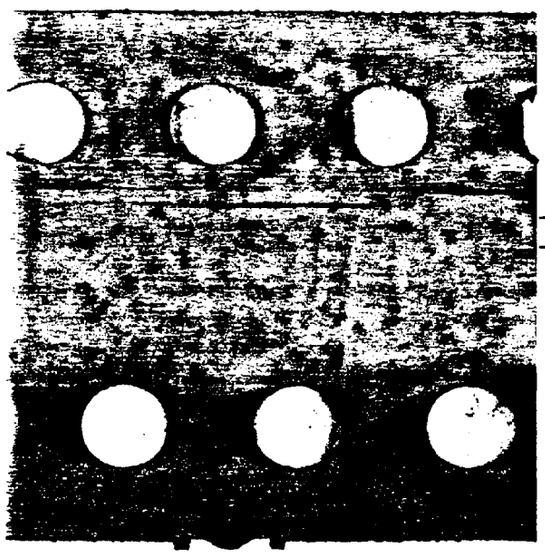
Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0079989
IDENTIFICATION REFERENCE

95 JUL 19 AM 8:14
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

TAX 523.50
RECORDING FEE 17.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9733 PG 834

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
			DART	85000.00
			CO TX	314.50
			PRFEE	1.00
			MISCD	8.00
			TOTAL	323.50
			CHECK	323.50
07/19/95	01	08:13	0001	2176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0079989 IDENTIF. # REFERENCE

95 JUL 19 8:14 AM

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 931268