*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Melvin N. Burke
1970 Coleman Hill Road
Rockvale, TN 37153

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 94-2
PARCEL 133
23W-01085

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Terry A. Boughan, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary, of the Estate of Junior Lewis Boughan hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Melvin N. Burke, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 48, on the Plan of United Electric Railway Addition to Nashville, Tennessee, of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Junior Lewis Boughan, by deed from Ben Tarver Hagan, Jr., Mary Nannette Hagan Fizette,sole heirs of Ben T. Hagan of record in Book 5766, Page 59, Register's Office for Davidson County, Tennessee. The said Junior Lewis Boughan having since died and the property is granted vested in Ricky Lewis Boughan, Terry Allen Boughan and Garry Wayne Boughan by Will of record in the Probate Court for Davidson County, Tennessee, granting Terry A. Boughan, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary, and warrants to the Grantee that he shall defend this estate for all taxes and debts whatsoever. Probate No. 95P-113.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1809 Electric Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin N. Burke, his heirs and assigns, forever; and we, Estate of Junior Lewis Boughan do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8-9-95 day of August, 1995.

BOOK 9761 PG 813

Estate of Junior Lewis Boughan

Terry A. Boughan executor

Terry A. Boughan, Executor

STATE OF ILLINOIS
COUNTY OF Effingham

Personally appeared before me Terry A. Boughan 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, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 9th day of August, 1995.

Jeff L. Neigel
Notary Public

My Commission expires:

" OFFICIAL SEAL "
JEFF L. NEIGEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 23,600.00.

Donald Keese
AFFIANT

Subscribed and sworn to before me this 10th day of August, 1995.

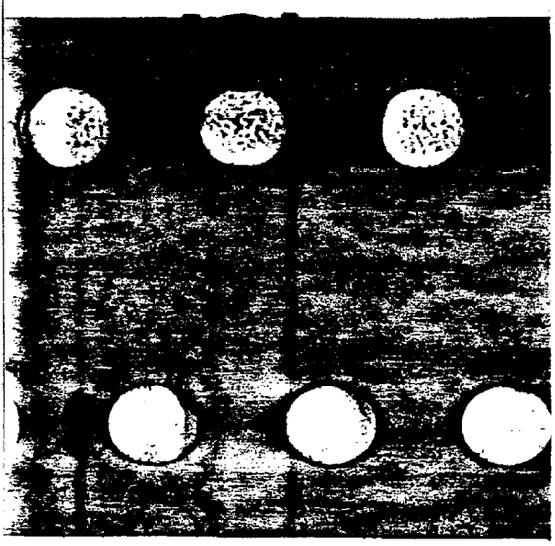
Gene V. Tilley
NOTARY PUBLIC
My Commission Expires: 3/22/97

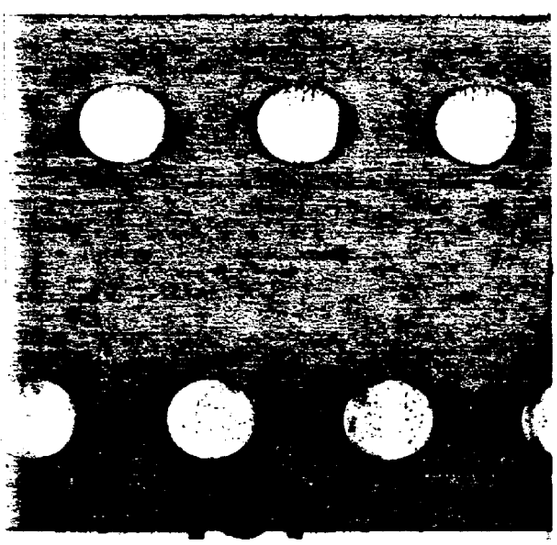
NOTARY PUBLIC AT LARGE

0089226
IDENTIF. & REFERENCE

95 AUG 14 PM 1:13
REGISTER
DAVIDSON COUNTY, TN.

2174 08/14 0101 03CHECK 96.32





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

RECEIVED OF _____

FOR _____

BOOK 9761 PG 814

| | | |
|---|---|---|
| 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 23600.00
CON TX 87.32
PRFEE 1.00
WHEED 8.00
TOTAL 96.32
CHECK 96.32

08/14/95 01 13:12 0001 2174

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0089226
IDENTIF. ↑ REFERENCE

95 AUG 14 PM 1:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 941163