BOOK 9763PG325

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:
Clayton Gholson
355 Cumberland Hills Drive
Madison, TN 37115

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-10
PARCEL 256
23W-07265

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, Terry A. Boughan, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary, of the Estate of Junior L. Boughan hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto Clayton Gholson, 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. 2 on the Subdivision of Lot 82 in the Plan of Lockeland (Plan of said Subdivision is not of record) see original Plan of Lockeland,, of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 2 in the Subdivision of Lot 82, fronts 49 feet on the northerly side of Morrow Street, now Forrest Avenue) and begins at a point 49 feet east of the southwest corner of the original Lot 82, and extends along the northerly margin of Morrow Street, now Forrest Avenue, 49 feet to a point; then north 170 feet to an 11 foot alley; thence westerly 49 feet to a point 49 feet east of the easterly margin of 17th Street; thence southerly 170 feet to the point of beginning.

Being the same property conveyed to Junior Lewis Boughan, by deed from Peggy E. Orr, formerly known as Peggy G. Medley of record in Book 5757, Page 202, 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.

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 1703 Forrest 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 Clayton Gholson, his heirs and assigns, forever; and I, Terry A. Boughan, Executor of Estate of Junior L. Boughan do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, the 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 9763 PG 326

Estate of Junior Lewis Boughan

Terry A. Boughan executor

Terry A. Boughan, Executor

STATE OF ILLINOIS
COUNTY OF Fulton

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

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

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 19,000.00.

Grace Bullard
AFFIANT

Subscribed and sworn to before me this 9th day of August, 1995.

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

Grace N. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

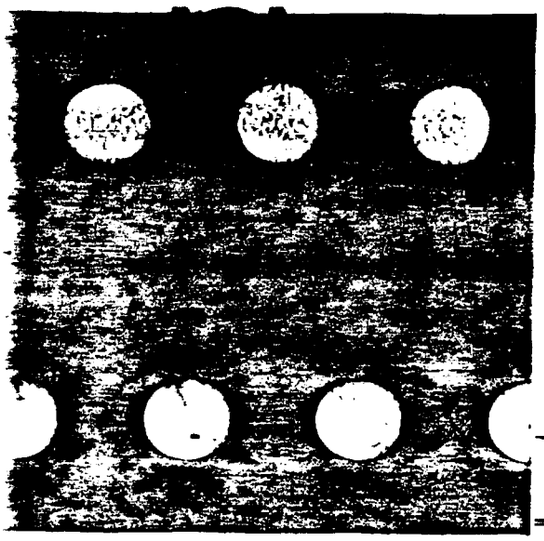
GRACE F. FLOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0089869
IDENTIF. + REFERENCE

95 AUG 15 PM 2:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2966 08/15 0101 03CHECK 79.30



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

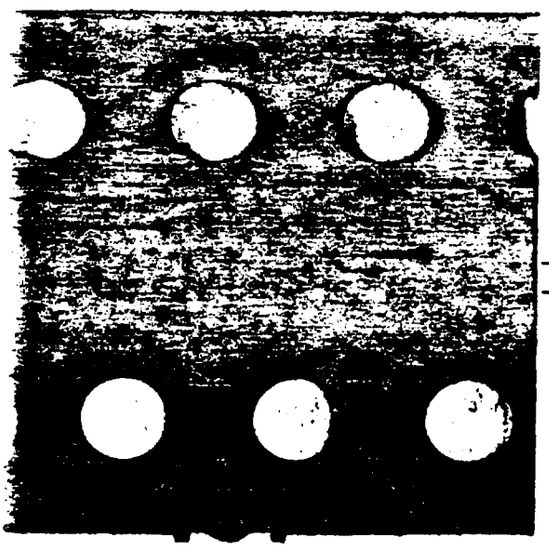
RECEIVED OF _____

FOR _____

BOOK 9763 PG 327

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	19000.00
CON TX	70.30
PRFEE	1.00
MDEED	8.00
TOTAL	79.30
CHECK	79.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/95 01 14:48 0001 2866

0089869
IDENTIF. # REFERENCE

95 AUG 15 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941848