This Instrument Prepared By: BOOK 9832 PG 579
Law Offices of
ROBERT L. CALLIS, ATTORNEY AT LAW
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726

ADDRESS NEW OWNER:
ALBERT V. BOIS and SUSAN BOIS
4805 Shshone Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sunbelt National Mortgage
P. O. Box 80140
Atlanta, GA 30366

MAP AND PARCEL:
MAP 65-13
GROUP
PARCEL 115

[illegible] 0101 03CHECK 360.13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, NEVIN H. DOWNS, M.D., P.C., hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto ALBERT V. BOIS and wife, SUSAN BOIS, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Knollview Subdivision, as of record in Plat Book 6900, Page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Nevin H. Downs, M.D., P.C., by deed from Nevin H. Downs and David L. Kelly of record in Book 7607, Page 908, and by Quitclaim Deed of record in Deed Book 9832 Page 577, said Register's Office.

This is improved property known as 4805 Shshone Drive, Old Hickory, TN 37138.

1995 County Taxes have been prorated and paid by the Grantor.

This conveyance is made subject to the following:

1. Restrictive Covenants for Knollview Subdivision of record in Book 6931, Page 283, Register's Office of Davidson County, Tennessee.

2. Restrictive Covenants for Sherwood Forrest Subdivision, Section One, of record in Book 4465, Page 184, amended in Book 4482, Page 427, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants for Sherwood Forrest, Section Five, of record in Book 4990, Page 72, Register's Office of Davidson County, Tennessee.

4. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Knollview Subdivision of record in Plat Book 6900, Page 71, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALBERT V. BOIS and wife, SUSAN BOIS, their heirs and assigns, forever; and NEVIN H. DOWNS, M.D., P.C., does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 16th day of October, 1995.

NEVIN H. DOWNS, M.D., P.C.

By: NEVIN H. DOWNS, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEVIN H. DOWNS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of NEVIN H. DOWNS, M.D., P.C., 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, and official seal at Mt. Juliet, Tennessee, this the 16th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $94,900.00.

AFFIANT

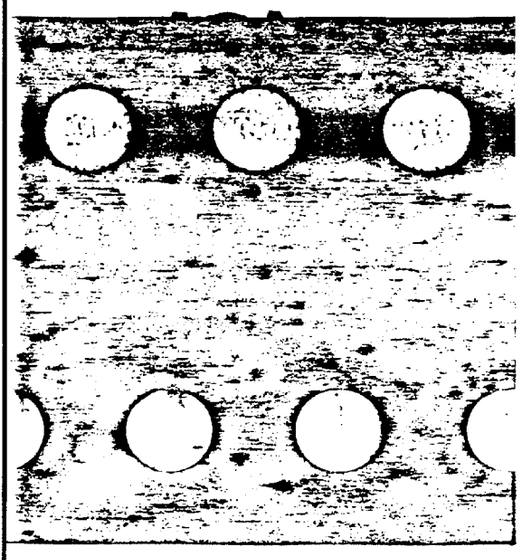
Subscribed and sworn to before me this 16th day of October, 1995.

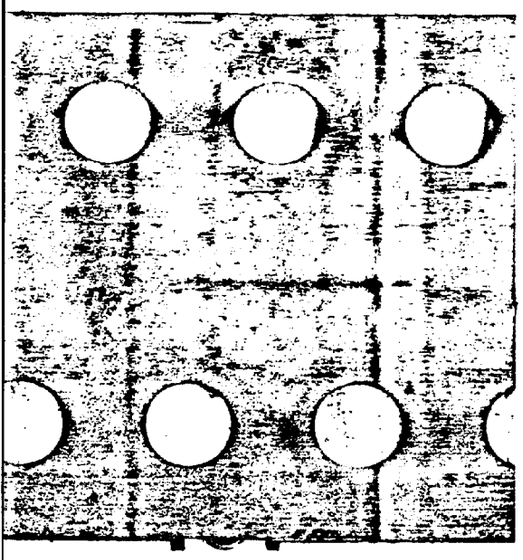
NOTARY PUBLIC

My Commission Expires: January 25, 1997

0113879
IDENTIFICATION REFERENCE

95 OCT 19 PM 12:41
FELIX A. ALEXANDER, REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9832 PG 581

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 94900.00
CON TX 351.13
PRFEE 1.00
WDEED 8.00
TOTAL 360.13
CHECK 360.13

10/19/95 01 12:45 0001 3579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0113879
IDENTIF. # REFERENCE

95 OCT 19 PM 12:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 967291