0137775

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JAN -4 AM 10: 26

DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37282
Dav. Co. File: Box 8

BOOK 9908 PG 445

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann B. Carpenter 4102 Estes Road Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116-6A-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Verne Bolen and Marsha Bolen Johnson, Executors of the Estate of Margaret Ann Bolen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann B. Carpenter, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 4-B as located on Lot No. 4 of The Garden, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5800, page 51 and further set put as Exhibit B to the Mater Deed of record in Book 5679, page 93, Register's Office for said County, to which source reference is hereby made for a more complete description , together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Margaret Ann Bolen by deed from Horton F. Early and wife, Ruth K. Early of record in Book 9763, page 492, Register's Office for said County. Margaret Ann Bolen, through Robert V. Bolen, her attorney-in-fact, entered into a contract to sell the subject property on December 3, 1995. Margaret Ann Bolen subsequently died on December 5, 1995. Robert V. Bolen and Marsha Bolen Johnson were named Co-Executors of the Estate of Margaret Ann Bolen, who died unmarried and testate, by will of record in the Chancery Court, Nineteenth Judicial District, Robertson County, Tennessee, Probate Division, File No. 12818. The said Robert V. Bolen and Marsha Bolen Johnson as Executors were empowered to convey subject property under TCA 66-4-101 and by powers granted in said will. Letters Testamentary were issued by the court on December 19, 1995.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5679, Page 93 as amended in Book 5810, page 168, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 4102 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 1995.

Robert Verne Bolen
Robert Verne Bolen, Co-Executor

Marsha Bolen Johnson
Marsha Bolen Johnson, Co-Executor

State of Tennessee
County of Davidson

On this 22nd day of December, 1995, before me the undersigned authority, personally appeared **Robert Verne Bolen and Marsha Bolen Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 216000.00

Affiant

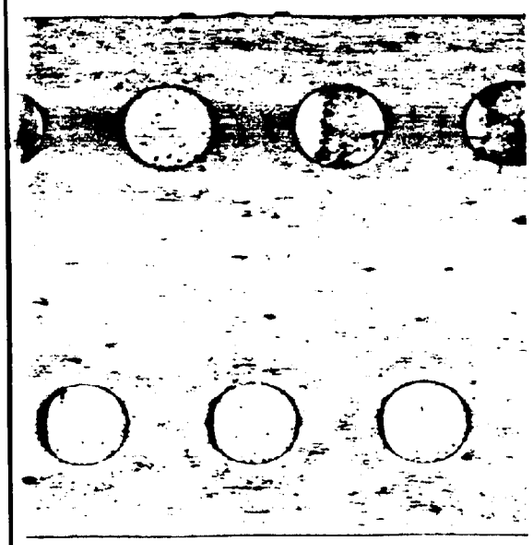
Sworn and subscribed before me on the 22nd day of December, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____

Notary Public

4477 01/04 0101 03CHECK 808-20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9908 PG 447

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	
				216000.00
			CON TX	799.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	808.20
			CHECK	808.20
01/04/96		01	10:27 0001	4477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137775
IDENTIF. # REFERENCE

96 JAN -4 AM 10: 2

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 992838