BOOK 9962 PG 584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00
Robert G Boleyjack Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF February, 19 96
Notary Public
MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Boleyjack, Jr. (NAME)	Same (NAME)	MAP 105-9
1805 State Street (ADDRESS)	(ADDRESS)	PAR 362
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lakeshore Estates, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Boleyjack, Jr.

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 the westerly 110 feet of the southerly 170 feet of Lot No. 21 on the Waverly Land Company's Plan of Lots, called "Waverly Place" of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 21 fronts 110 feet on the northerly side of Grove Avenue and runs back between parallel lines with the easterly margin of an alley, 170 feet to a dead line.

Being the same property conveyed to Lakeshore Estates, Inc., by deed from Josephine Smith Daniels, an unmarried woman, of record in Book 4679, page 200, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

unimproved (X)
This is improved ( ) property, known as 906 Wedgewood Avenue, Nashville, Tennessee 37203
(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 herein set 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 my hand this 29th day of February, 19 96

Lakeshore Estates, Inc.
By Robert L. Babb
Robert L. Babb, Chairman

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert L. Babb and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chairman and _____ respectively of the Lakeshore Estates, Inc. the within named bargainor, and corporation, and that he as such Chairman and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert L. Babb as such Chairman, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of February 1996.

My commission expires 7-26-97

_____
Notary Public

0155094
IDENTIF. ↑ REFERENCE

96 FEB 29 PM 3:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

3038 02/29 0101 03CHECK 138.50



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

RECEIVED OF _____

FOR _____

BOOK 9962 PG 586

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

02/29/96 01 15:25 0001 3038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155094
IDENTIF. # REFERENCE

96 FEB 29 PM 3:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1011175