BK 10018 PG 622

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT# SV: 2569039

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF April, 19 96.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2323 THIS INSTRUMENT PREPARED BY SupCt# 003143

Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bruce W. Bosler and wife (NAME)	PNC Mortgage Corp. of America (NAME)	131--3-78
4106 Oriole Place (ADDRESS)	440 North Fairway Drive (ADDRESS)	16DA-23261
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Vernon Hills, Ill 60061 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 128,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

George E. Ward and Ben E. Ward as tenants in common with the right of survivorship

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bruce W. Bosler and wife, Sharon K. Bosler

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being the westerly 150-feet of Lot No. 20 on the plan of Birdhaven as of record at Book 1130, page 30, Register's Office for said County, and described as follows:

Said part of said Lot No. 20 fronts 75-feet on the easterly margin of Oriole Place and extends back between parallel lines 150-feet to a dead line in the rear.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9862 , page 785 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictions at Book 1165, page 562, plat limitations at Book 1130, page 30, and Sewer Easement at Book 3893, page 154, said Register's Office.

0172324
IDENTIFICATION REFERENCE

96 APR 17 PM 12:59

PICK-UP

unimproved ( )
This is improved (X) property, known as 4106 Oriole Place, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17th day of April, 19 96.

George E. Ward

x Ben E. Ward

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George E. Ward and Ben E. Ward, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of April, 19 96.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

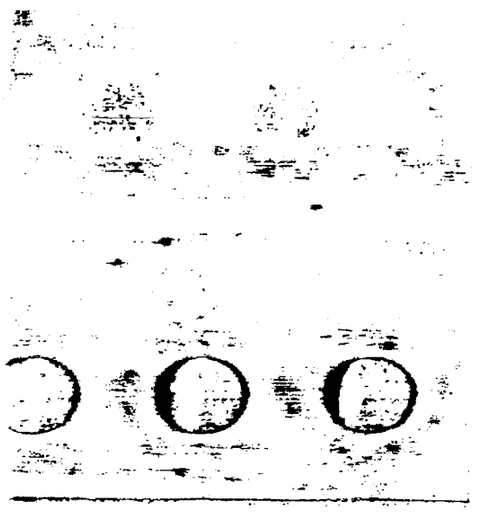
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

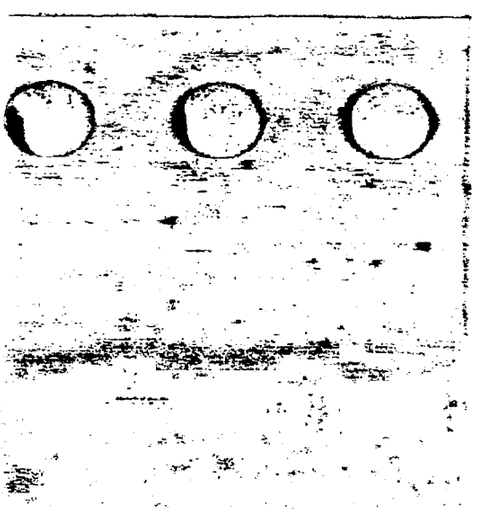
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10018 PG 624

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
				AMT 129000.00
				[illegible] 473.50
				[illegible] 1.00
				[illegible] 8.00
				TOTAL 482.50
				CHECK 482.50
		04/17/96	01	13:05 0001 1539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172324
IDENTIF. # REFERENCE

96 APR 17 PM 12:59

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029490