WARRANTY DEED

Book 10020 Pg 914

(Recording information)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Ova Dee Boyce 2883 ½ Texas Avenue Grand Junction, CO 81501	Ova Dee Boyce 2883 ½ Texas Avenue Grand Junction, CO 81501	Map No: 70-1 Parcel No: 7

THIS WARRANTY DEED is made this 2nd day of April, 1996, between **Frances Reasoner f/k/a Frances Warren**, a single person, whose legal address is 3913 Pheasant Drive, Nashville, TN 37218, of the County of Davidson and State of Tennessee, ("Grantor"), and **Ova Dee Boyce**, whose legal address is 2883 ½ Texas Avenue, Grand Junction, CO 81501, of the County of Mesa, and State of Colorado, ("Grantee").

WITNESSETH, That for and in consideration of the sum of TEN AND NO/100 DOLLARS, ($10.00), and other good and valuable consideration, the receipt of which is hereby confessed and acknowledged, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, her heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Davidson and State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Treppard Heights, Section 6, of record Book 2900, Page 11, Register's Office for said County.

Said Lot No. 5 fronts 105 feet on the westerly side of Pheasant Drive and runs back 300.4 feet on the northerly side 290.2 feet on the southerly side to a deed line in the rear, measuring 105.4 feet thereon.

Being the same property conveyed to Frances Warren n/k/a Frances Reasoner, by deed from William C. Greer, Jr. and Henry Earl Hawkins, d/b/a G. & H. Company record in Book 2991, Page 353, of said Register's Office.

This is improved property, known by street and number as: 3913 Pheasant Drive, Nashville, TN 37218.

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF ~~DAVIDSON~~ MESA The actual consideration or value whichever is greater, for this transfer is ~~$00.00~~ $49,500.00
Subscribed and sworn to before me this the 2nd day of April, 1996.

Ova Dee Boyce
Affiant

My Commission Expires: 12-21-99
(Affix Seal)

Teresa Fisher
Notary Public

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the Grantee, her heirs and assigns forever. And the Grantor, for herself, her

heirs, assigns and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, her heirs and assigns, that at the time of the ensealing and delivery of these presents she is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, interests and restrictions of whatever kind or nature soever.

THE GRANTOR shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, The Grantor has caused this Deed to be duly executed as of the date first above written.

Frances Reasoner-Warren

FRANCES REASONER f/k/a Frances Warren

STATE OF TENNESSEE)
) **ss.**
COUNTY OF DAVIDSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 29 day of March, 1996, by **Frances Reasoner f/k/a Frances Warren**, individually.

WITNESS my hand and official seal.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

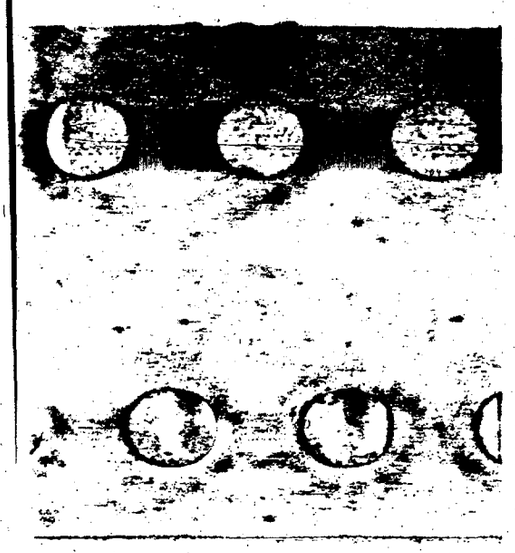
[SEAL]

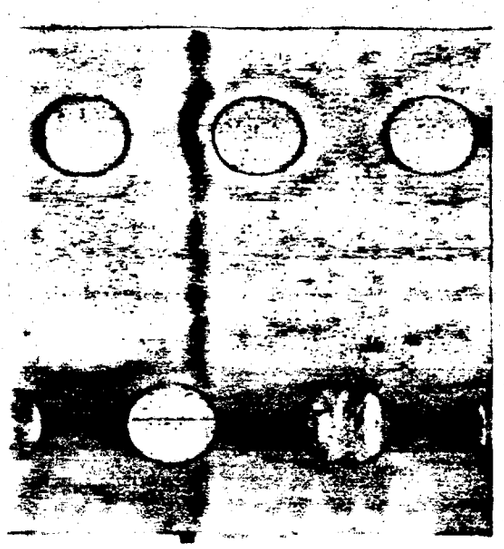
My Commission Expires:
My Commission Expires Sept. 26, 1998

This instrument prepared by:
John G. Lubitz
17425 County Road 66-T
Moffat, CO 81143
(719) 256-4619

0173028
IDENTIFICATION REFERENCE

96 MAR 19 AM 10:17
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10020 PG 916

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 47500.00
				CON TX 183.15
				PRFEE 1.00
				MTEED 8.00
				TOTAL 192.15
				CHECK 192.15

04/19/96 01 10:19 0001 2299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173028
IDENTIF. ↑ REFERENCE

96 APR 19 AM 10: 17
DAVIDSON COUNTY, TN.

No. 1030237