50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

RBK 10064 PG 452

ADDRESS NEW OWNER:
Richard E. Boensch
2404 Eugenia Avenue
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MORTGAGEE:
John Kent and Sheila Kent
3681 Ridebriar Court
Nashville, Tennessee 37211

MAP AND PARCEL:
MAP 118-8
GROUP
PARCEL 76

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John T. Kent and wife, Sheila Kent, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard E. Boensch, an unmarried person, hereinafter called the Grantee, his 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. 68 on the Plan of Grandview Heights Subdivision, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 68 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Arther T. Kent and wife, Thelma H. Kent by deed from J. Blythe Poteete and wife, Ruby C. Poteete, of record in Book 3224, page 411, said Register's Office. The said Arther T. Kent and wife, Thelma H. Kent having since died, with Arther T. Kent having predeceased Thelma H. Kent and property now being vested in John Kent and wife, Sheila Kent, under the Will of Thelma C. Kent, of record in Will Book 172, page 44, Probate Court Clerk's Office for Davidson County, Tennessee.
>
> The said John T. Kent and John Kent being one and the same person.
>
> This is improved property known as 2404 Eugenia Avenue, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters shown on the Plan of record in Book 161, pages 14 and 15, said Register's Office for 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 Richard E. Boensch, an unmarried person, his heirs and assigns, forever; and we, John T. Kent and wife, Sheila Kent, do

covenant with the said Grantee 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 Grantee, her 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.

BOOK 10064 PG 453

Witness our hands this the 23rd day of May, 1996.

John T. Kent
John T. Kent

Sheila Kent
Sheila Kent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John T Kent and wife, Sheila Kent, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Apr 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of May, 1996.

NOTARY PUBLIC

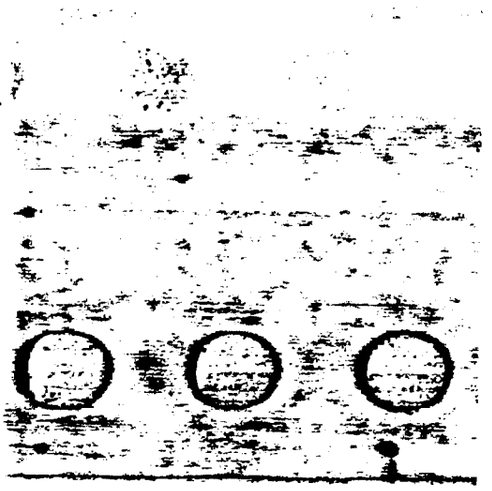
My Commission Expires: 07/27/96

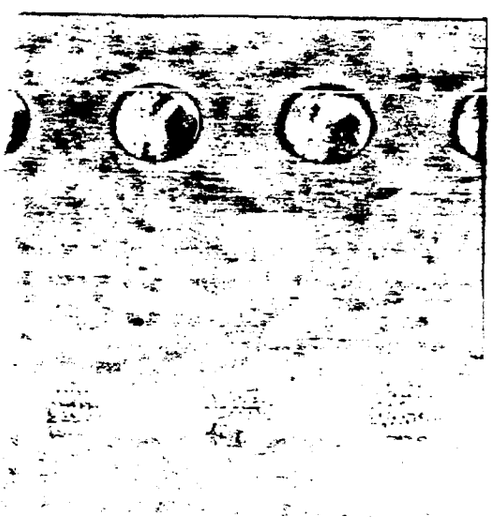
0186234
IDENTIF. & REFERENCE

96 MAY 29 PM 12:5[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

5483 05/29 0101 03CHECK 166.25

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





RECEIVED OF _____

FOR _____ BOOK 10064 PG 454

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 42500.00
				CON TX 157.25
				PRFEE 1.00
				MDEED 8.00
				TOTAL 166.25
				CHECK 166.25
			05/29/96 01	12:55 0001 6483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186234
IDENTIF. ↑ REFERENCE

96 MAY 29 PM 12:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1044393