14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Craig L. Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 19 96

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRAIG L. BOSWELL (NAME)	SAME (NAME)	MAP 132-5
4316 General Bates Drive (ADDRESS)	(ADDRESS)	PARCEL 135.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	OH-07515

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, MEREDITH E. KNITTLE AND HUSBAND, BRETT L. KNITTLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG L. BOSWELL AND WIFE, MICHELE L. BOSWELL

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northerly 105 feet of Lot No. 1 and that part of Park Avenue Immediately west of the same on the Map of Glendale Park, as of record in Plat book 57, page 141, said Register's Office.

Beginning at a point in the easterly line of Glendale Park, 30 feet south of the railroad iron, being the northwest corner of Lot No. 1, thence with the northerly line of Lot No. 1, along the southerly margin of Noel Avenue and in an easterly direction 210 feet; thence in a southerly direction on a line parallel with the line between Lots 1 and 2 of the aforesaid subdivision, 105 feet; thence in a westerly direction 210 feet to a point in the easterly line of Glendale Park; thence northerly along said westerly line of Lot No. 1, 105 feet to the beginning, according to a survey of said tract of land made by S. M. McMurray, July, 7, 1948.

Less and except any portion of the above described property included within the bounds or right-of-way of General Bates Drive, formerly Park Avenue.

BEING the same property conveyed to Meredith E. Knittle and husband, Brett L. Knittle, by Deed from Margaret T. Taylor, Unmarried, of record in Book 9792, Page 232, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4316 General Bates Drive, Nashville, TN 37220
(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 our hand s this 31st day of May 19 96

Meredith E. Knittle
MEREDITH E. KNITTLE

Brett L. Knittle
BRETT L. KNITTLE

BOOK 10070 PG 184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MEREDITH E. KNITTLE AND HUSBAND, BRETT L. KNITTLE

the bargainor S with whom I am personally acquainted or proved to me on 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 NASHVILLE, Tennessee, this 31st day of May 19 96.

Commission expires July 26, 1997

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

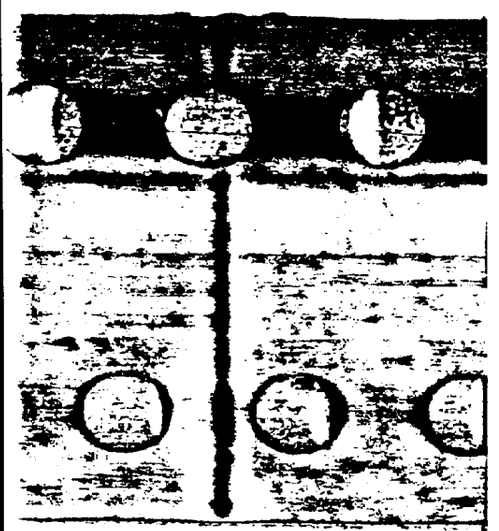
CONTINUATION OF LEGAL

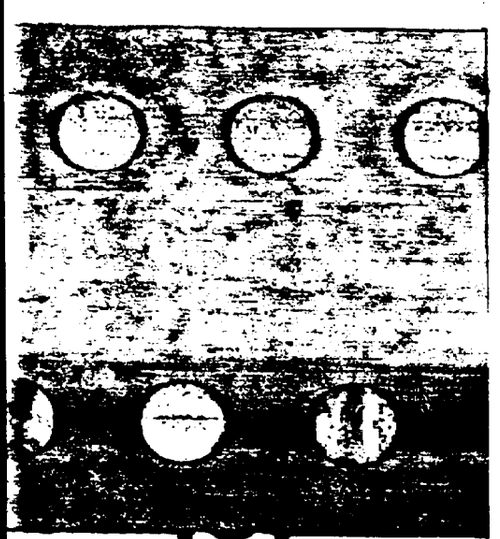
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

0187909
IDENTIFICATION REFERENCE

96 JUN -3 PM 12:40
FELIX REGISTER
DAVIDSON COUNTY, TN.

3254 06/03 0101 03CHECK 586.20





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 185

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 156000.00
				CON TX 577.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 586.20
				CHECK 586.20
			06/03/96 01	12:45 0001 8254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187909 IDENTIF. # REFERENCE

96 JUN -3 PM 12:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1046143