10172:325

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES May 7, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Branch H. Henard, III (NAME)	First Republic Mortgage (NAME)	117-4 #160
2712 Brightwood Avenue (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Joseph Custis Boggs, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Branch H. Henard, III and Karen W. Krebs, both unmarried

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 Lot No. 124 and the southerly 13 feet of Lot No. 125 on the Plan of Belmont Terrace, as of record in Book 421, page 101 as amended in Book 716, page 2, Register's Office for said County.

Said Lot No. 124 and the southerly 13 feet of Lot No. 125 front together 57 feet on the easterly margin of Brightwood Avenue and extend back between parallel lines 176.5 feet, more or less, to an alley.

Being the same property conveyed to Joseph Custis Boggs by deed from John Charles Vaupel, Conservator for Ida Vaupel Feustel, of record in Book 5412, page 798 and by Quitclaim Deed from Monica Louise Boggs of record in Book 6548, page 915, Register's Office for Davidson County, Tennessee.

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

And I, Terry Boggs, wife of the within named Joseph Custis Boggs, join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 2712 Brightwood Avenue, Nashville, TN 37212
(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 27th day of August 19 96

Joseph Custis Boggs

Terry Boggs

DOTTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/ 10172 PG 326

Personally appeared before me the undersigned a Notary Public in and for said County and State the within named Joseph Custis Boggs and wife, Terry Boggs

the bargainor 2, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the ir executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of August 19 96

Commission expires May 7, 1997

Notary Public

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

021915

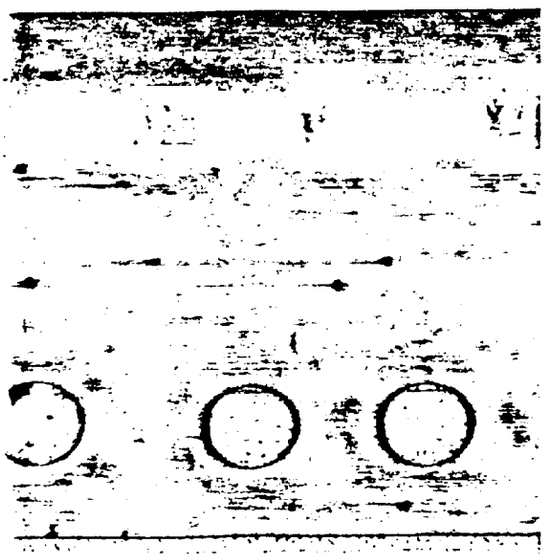
IDENTIFICATION REFERENCE

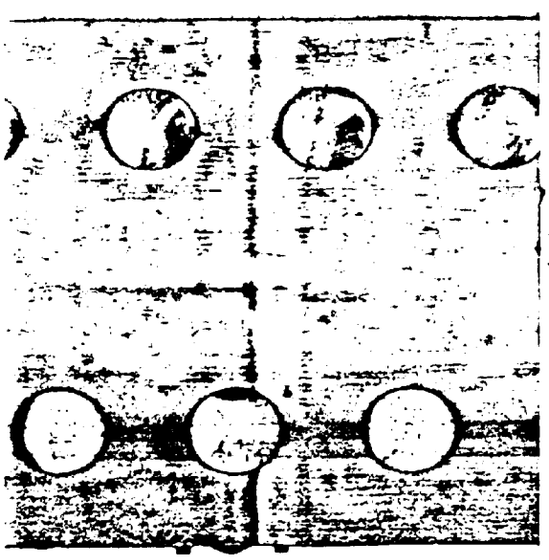
96 AUG 29 PM 4:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from Joseph Custis Boggs, to Branch H. Henard, II and Karen W. Krebs.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

2458 08/29 0101 03CHECK 445.23





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

RECEIVED OF _____

FOR _____

BOOK 10172 PG 327

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	
				117900.00
			CON TX	436.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.23
			CHECK	445.23
08/29/96	01		16:02 0001	2458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219615
IDENTIF. # REFERENCE

96 AUG 29 PM 4:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1024983