BOOK 10201 PG 769

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bolton, LLC 160-C McGavock Pike Nashville, TN 37214	Same as New Owner	Map 43-8 Parcel 14 Field Book 4D 37295

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AMOS BOLTON and wife, EDNA V. BOLTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BOLTON, LLC, a Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots 18 and 19 and the southwesterly 40 feet front and 40.4 feet rear of Lot No. 20 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to a survey made by Cantrell, Connell & Morrison, Engineers, May 1954, as follows:

BEGINNING on the southeasterly margin of Shelby Street at the southwesterly corner of the property conveyed to Wiley G. Gammon and wife, by deed from Dan Leech and wife, of record in Book 2999, page 496, said Register's Office; thence with the southwesterly line of said Gammon property southeastwardly 158 feet, more or less, to the southeasterly line of said Subdivision; thence with said line S 50 deg. 59 min. W, 151.2 feet to the corner of Lots 17 and 18; thence with the line between said two lots northwestwardly 143.8 feet to the southeasterly margin of Shelby Street; thence with said Street, N 45 deg. 43' E, 150 feet to the beginning.

BEING a part of the same property conveyed to Amos Bolton and wife, Edna V. Bolton, by deed from Richard E. Hamilton and wife, Margie S. Hamilton of record in Book 8923, page 325, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 108 & 112 Shelby Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And WE, the GRANTORS, 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, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 23rd day of September, 1996.

"GRANTORS"

AMOS BOLTON

EDNA V. BOLTON

"GRANTEE"
Bolton, LLC, a Limited Liability Company

BY: _____
JAMES A. McGEE, JR., Chief Manager

_____
WILLIAM B. MACKE, JR., Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMOS BOLTON and wife, EDNA V. BOLTON, 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, at office, this the 23rd day of September, 1996.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES A. McGEE, JR., with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of BOLTON, LLC., the bargainor, a Limited Liability Company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Chief Manager.

WITNESS my hand and official seal, this the 23rd day of September, 1996.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM B. MACKE, JR., with whom I am personally acquainted and who acknowledged himself to be the Secretary of Bolton, LLC, the bargainor, a Limited Liability Company, and as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Secretary.

WITNESS my hand and official seal, this the 23rd day of September, 1996.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 23rd day of September, 1996.

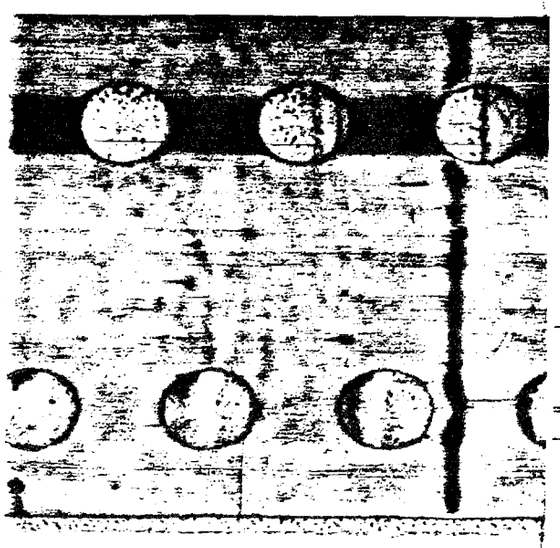
_____
NOTARY PUBLIC

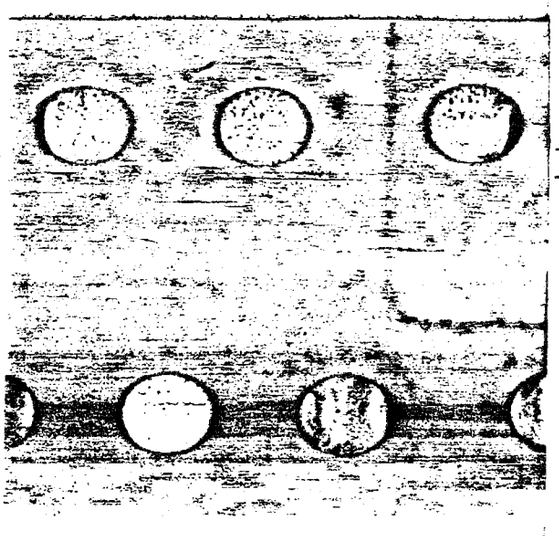
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0228863
IDENTIF. ↑ REFERENCE

96 SEP 23 AM 8:54
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

234
96 SEP 23 0101 0CHECK
602.00





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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 771

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 160000.00
				CON TX 592.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 601.00
				CHECK 601.00
09/25/96	01			08:56 0001 2347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228863
IDENTIF. # REFERENCE

96 SEP 25 AM 8:5[illegible]

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1034751