Box 5

BOOK 10280 PG 374

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Carol Lienhart Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael T. Haley, Atty. 1100 Kermit Dr. #204 Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBERS
Carol Lienhart Boner (NAME)	same (NAME)	83-09-257.00
1300 Holly Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, George Dwain Mitchell and wife, Jane Chera

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO Carol Lienhart Boner, a married person

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Map of Spring Park Subdivision, of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 50 feet on the easterly side off South 13th, formerly Ann Street, and runs back between parallel lines, with the southerly margin of Holly, formerly Elm Street, 160 feet to an alley.

BEING the same property conveyed to George Dwain Mitchell, by deed from James T. Groves and Willie S. Groves (parties who executed Warranty Deed) and Riley Baxter, Jr. (party shown on Warranty Deed as grantor), dated November 13, 1995, recorded November 14, 1995, of record in Book 9859, page 733, in the Register's Office for Davidson County, Tennessee. BEING ALSO the same property conveyed to George Dwain Mitchell, by Corrected Warranty Deed dated November 13, 1995, being recorded simultaneously herewith in Book 10280, Page 390, in the Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines and certain restrictions of record in Book 57, page 134, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1300 Holly Street Nashville TN 37206
(House Number) Street (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 3rd day of December, 19 96

George Dwain Mitchell

Jane Chera

STATE OF TENNESSEE
Davidson County

BOOK 10280 PG 375

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Dwain Mitchell and wife, Jane Chera

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 19 96

Notary Public

Commission Expires 1-25-97

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
George Dwain Mitchell and wife

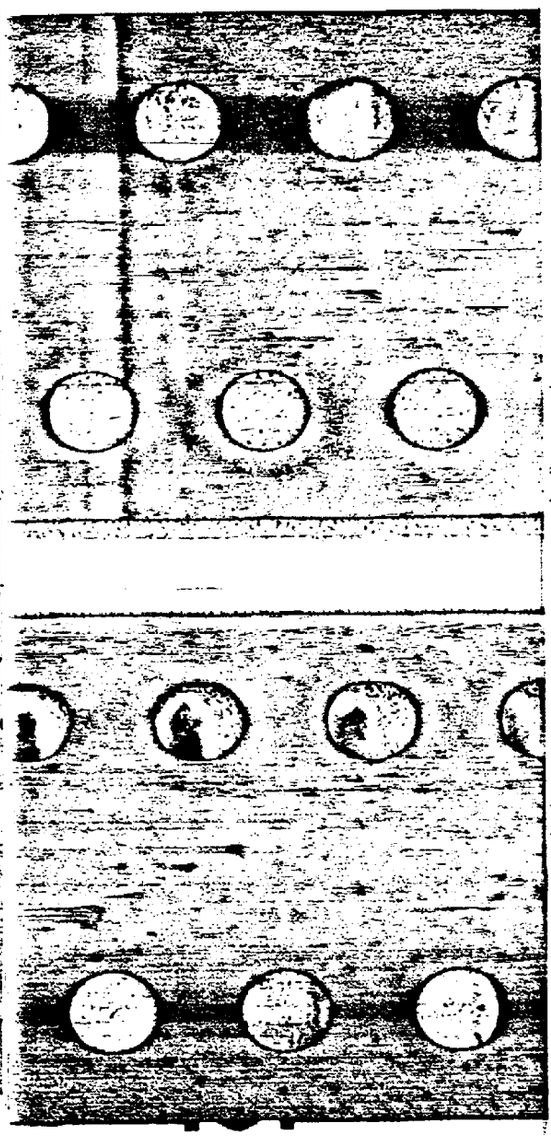
Jane Chera

TO
Carol Lienhart Boner

96 DEC -4 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
025 R050

2022 12/04 0101 03CHECK 249.50



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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 376

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

12/04/96 01 14:36 0001 2022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252650
IDENTIF. & REFERENCE

96 DEC -4 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094682