Recorded at _____ o'clock ____ M. BOOK 10331 PG 986

Reception No. _____ _____ Recorder

02678713

97 JAN 29 PM 1:21

MESA COUNTY, CO.

IDENTIFICATION REFERENCE

PICK-UP

WARRANTY DEED

THIS DEED, Made this 21st day of January 19 97

between Ova Dee Boyce
2883½ Texas Avenue
Grand Junction, Co. 81501

of the County of Mesa, State of Colorado, grantor(s), and

Frances Reasoner f/k/a Frances Warren

whose legal address is 3913 Pheasant Drive
Nashville, TN. 37218

New Owner - Tax Bills

of the County of Davidson, State of ~~Tennessee~~ grantee(s).

WITNESSETH, That the grantor(s), for and in consideration of the sum of

Ten and NO/100 ($10.00) DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto the grantee(s), heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Davidson, State of ~~Tennessee~~ Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Treppard Heights, Section 6, of record Book 2900, Page 11, Register's Office for said County.

Said Lot No. 5 fronts 105 feet on the Westerly side of Pheasant Drive and runs back 300.4 feet on the northerly side 290.2 feet on the southerly side to a deed line in the rear, measuring 105.4 feet thereon

Being the same property conveyed to Francis Warren n/k/a Frances Reasoner, by deed from William C. Carr, Jr. and Henry Hawkins d/b/a G. & H. Company, record in Book 2991, Page 353, of said Register's

also known by street and number as 3913 Pheasant Drive, Nashville, TN 37218 (Continued on back)
assessor's schedule or parcel number Map No. 20-1 Parcel No. 7

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), heirs and assigns forever. And the grantor(s), for self heirs and personal representatives, do covenant, grant, bargain, and agree to and with the grantee(s), heirs and assigns, that at the time of the ensealing and delivery of these presents, well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever, except

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Ova Dee Boyce

STATE OF COLORADO
) ss
County of Mesa)

The foregoing instrument was acknowledged before me this 21st day of January 19 97

by Ova Dee Boyce

My commission expires 8-7-99

Witness my hand and official seal.

Melanie V. McAmis
Notary Public

*Insert Denver inspector "City and"

Name and Address of Person Creating New Warranty/Deed Description (§ 38-35-106.5, C.R.S.)

No. 932. Rev. 4-94 WARRANTY DEED (for Photographic Record)

Realty Publishing, 1743 Wazee St., Denver, CO 80202

No. _____

WARRANTY DEED

_____

TO

_____

STATE OF COLORADO,

_____ County of _____ ss.

I hereby certify that this instrument was filed for record in my office this _____ day of _____, 19 ____

at _____ o'clock ____ M., and duly recorded in Book _____, Page _____

Film No. _____ Reception No. _____

_____ Recorder

By _____ Deputy

Fees, $ _____

BRADFORD PUBLISHING CO., DENVER

Prepaid by Ova Dee Boyce.

BOOK 10331 PG 987

ALSO, BEING THE SAME PROPERTY CONVEYED TO OVA DEE BOYCE BY DEED RECORDED IN BOOK 10020, PAGE 914, R.O.D.C., TN.

This Property was conveyed without the knowledge of Frances Warren Reasoner

Frances W. Reasoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 49,500.00
Frances W. Reasoner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 29th DAY OF January 19 97
D. Chandler
Deputy Register

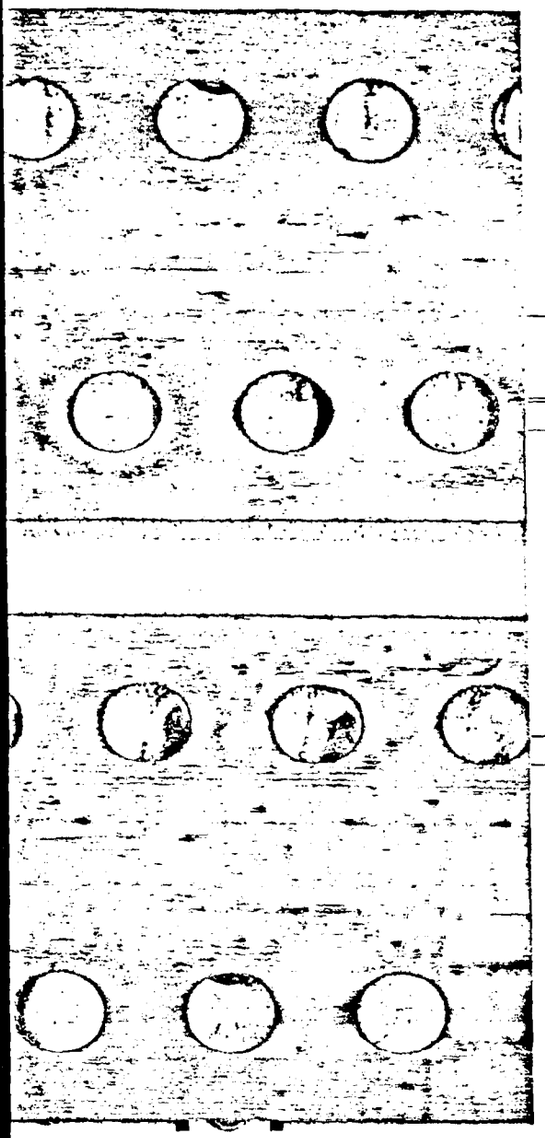
E816 01/29 0101 03CHECK 19.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10331 PG 988

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15

01/29/97 01 13:23 0001 8816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

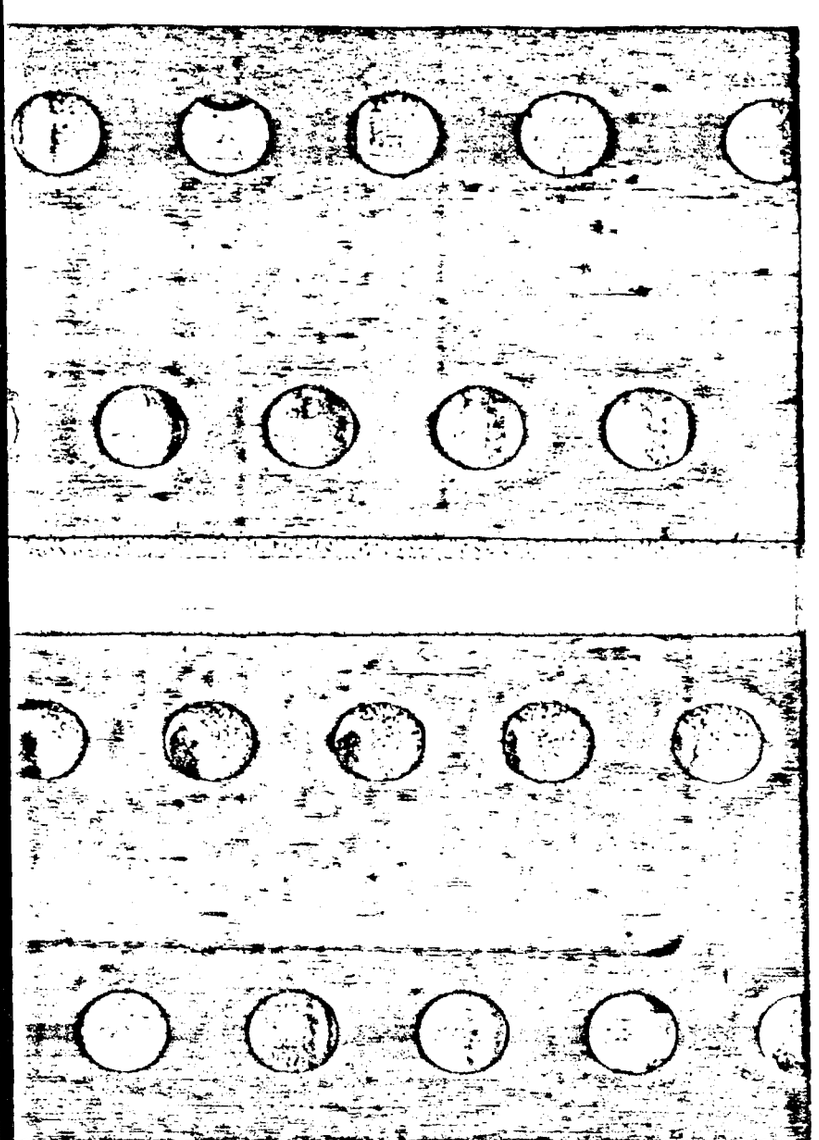
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IDENTIFICATION REFERENCE

97 JAN 29 PM 1:21

DAVIDSON COUNTY, TN.

No. 1111281



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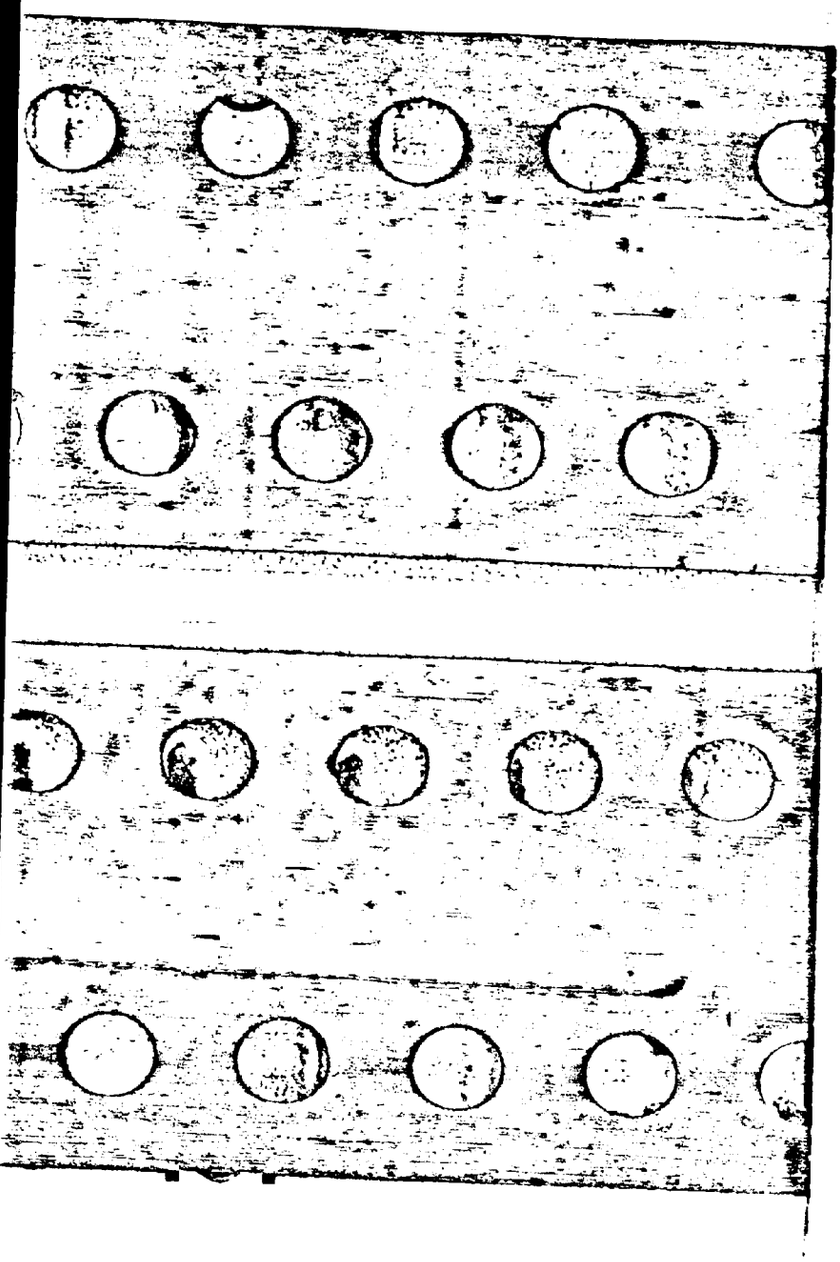
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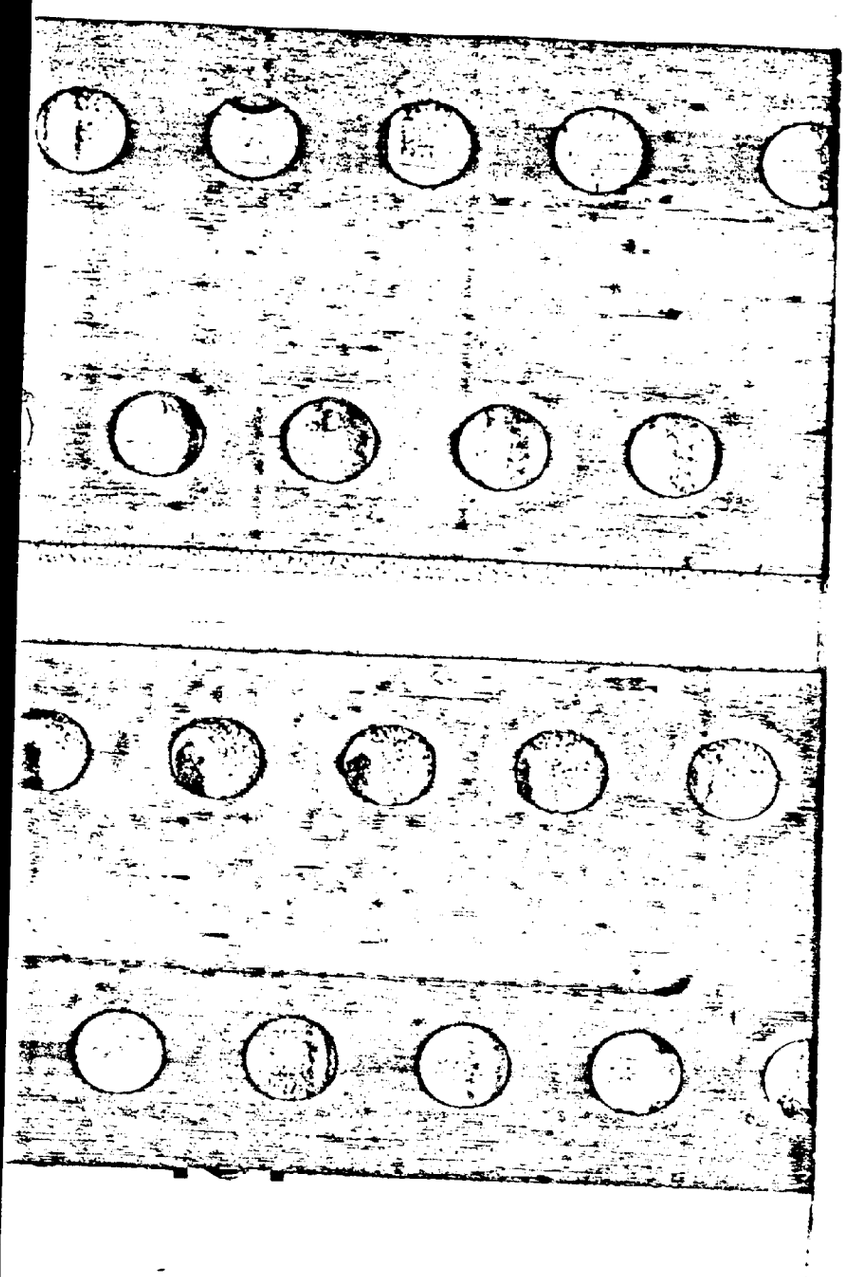
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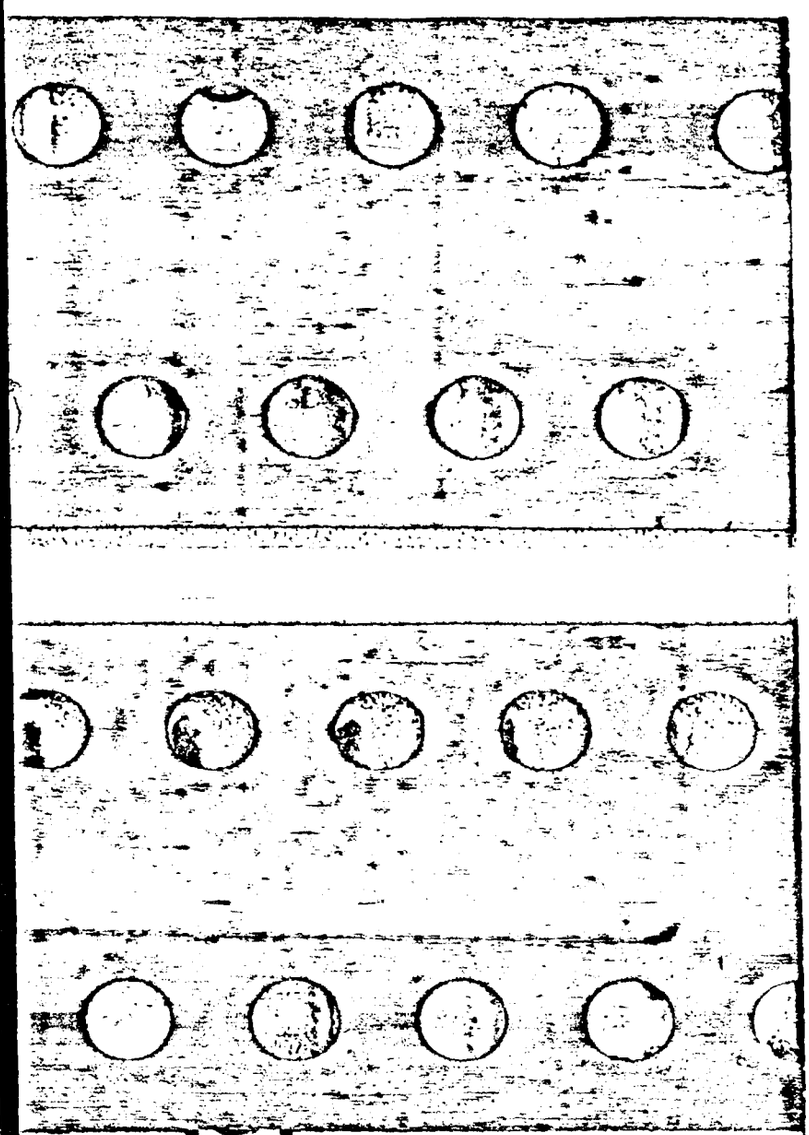
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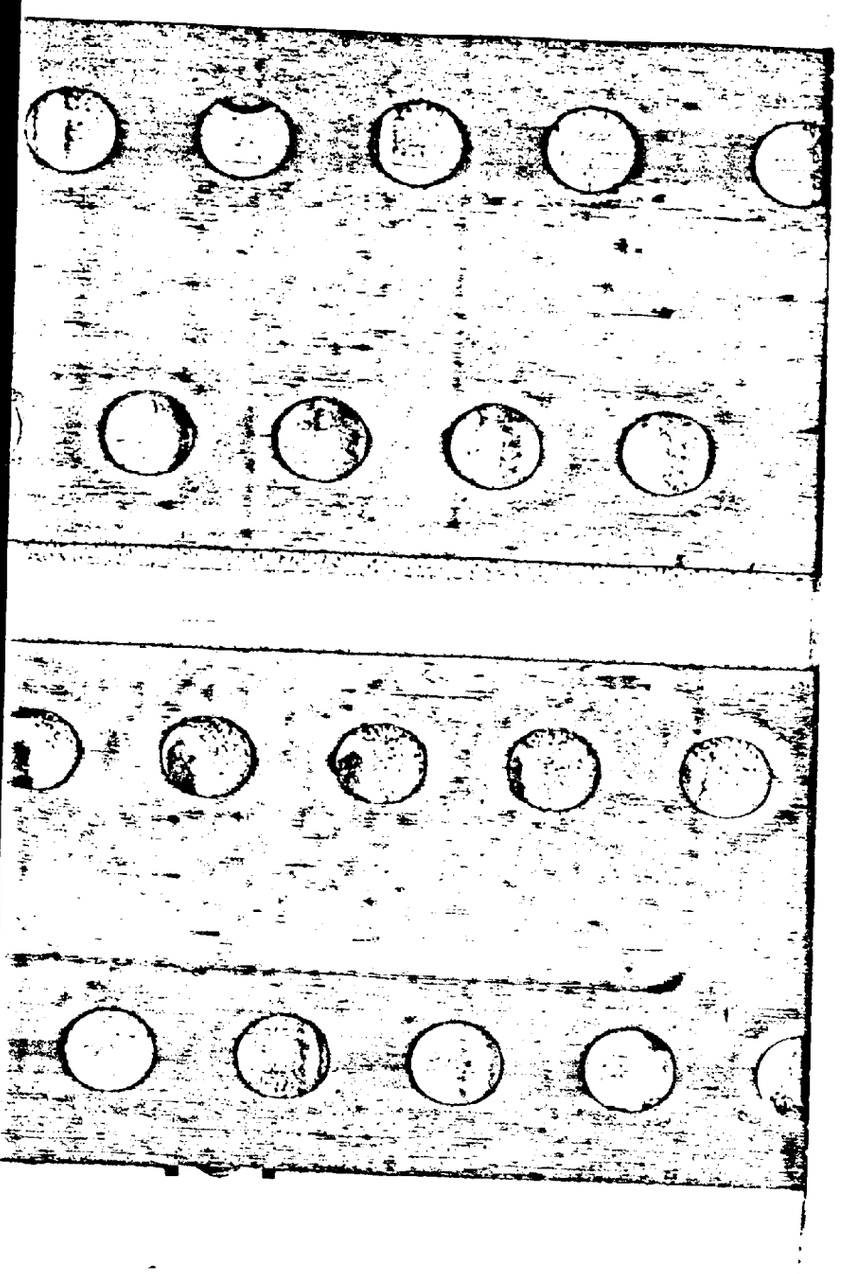
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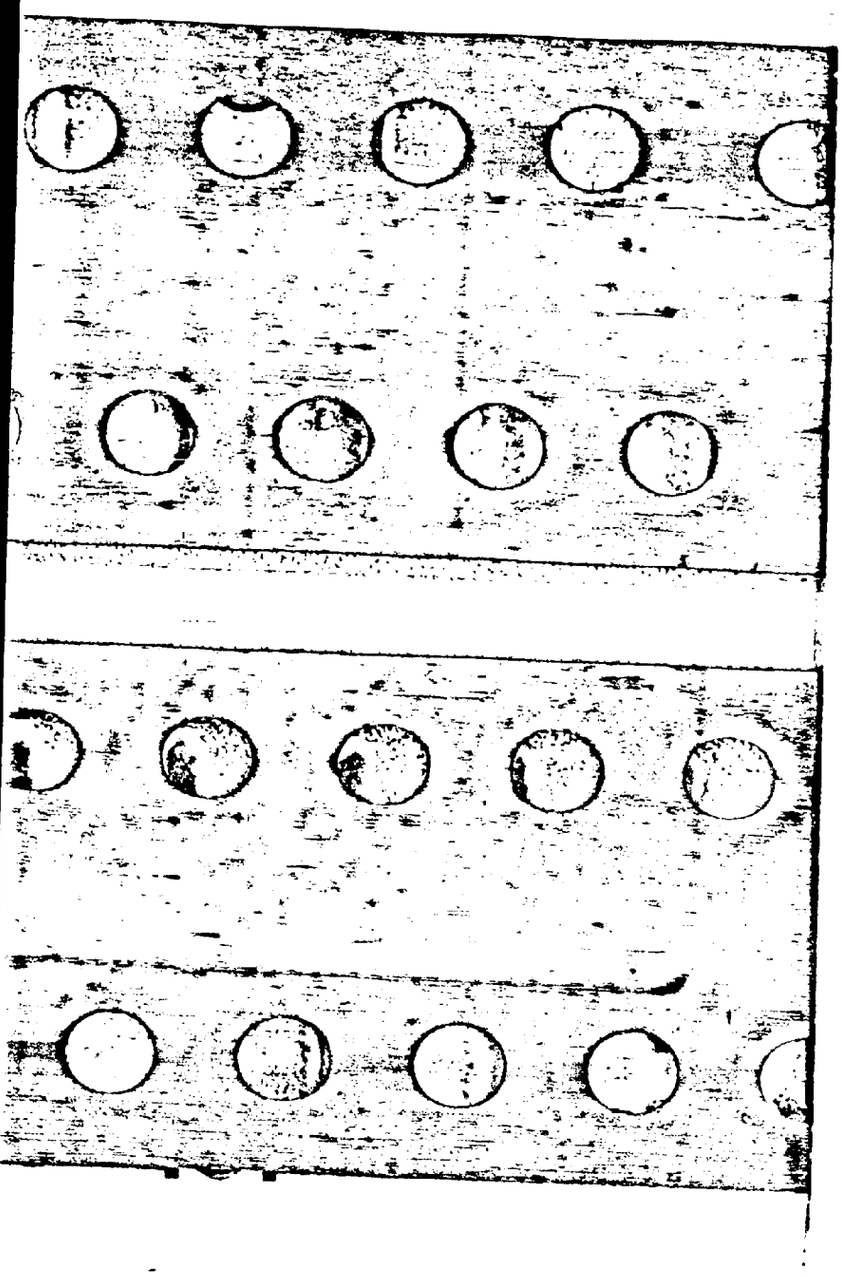
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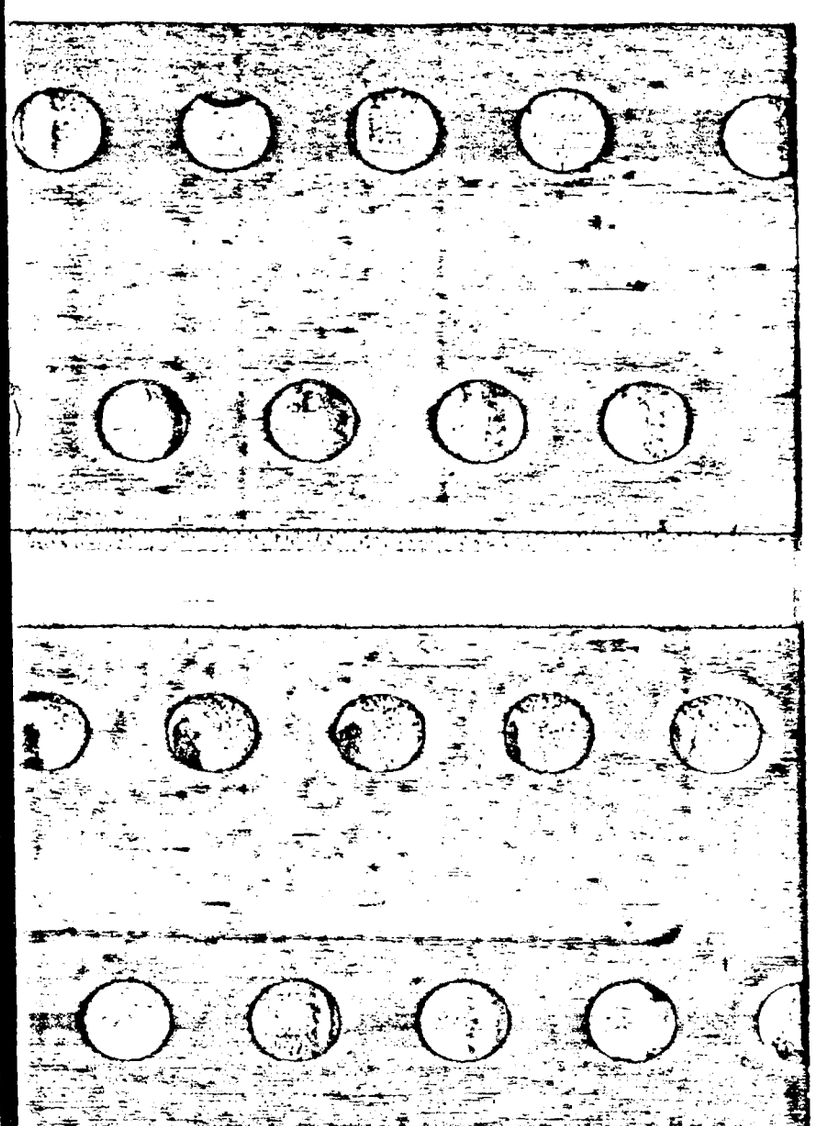
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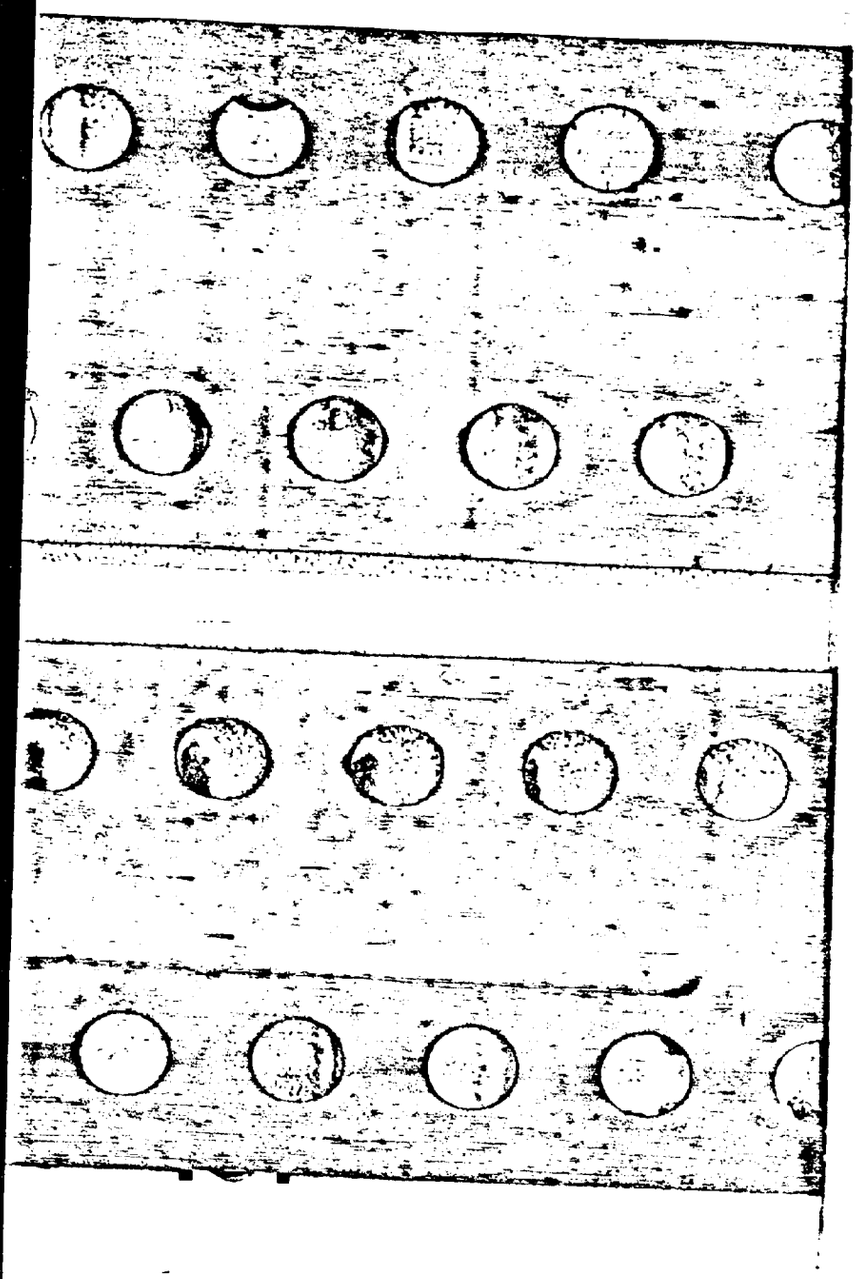
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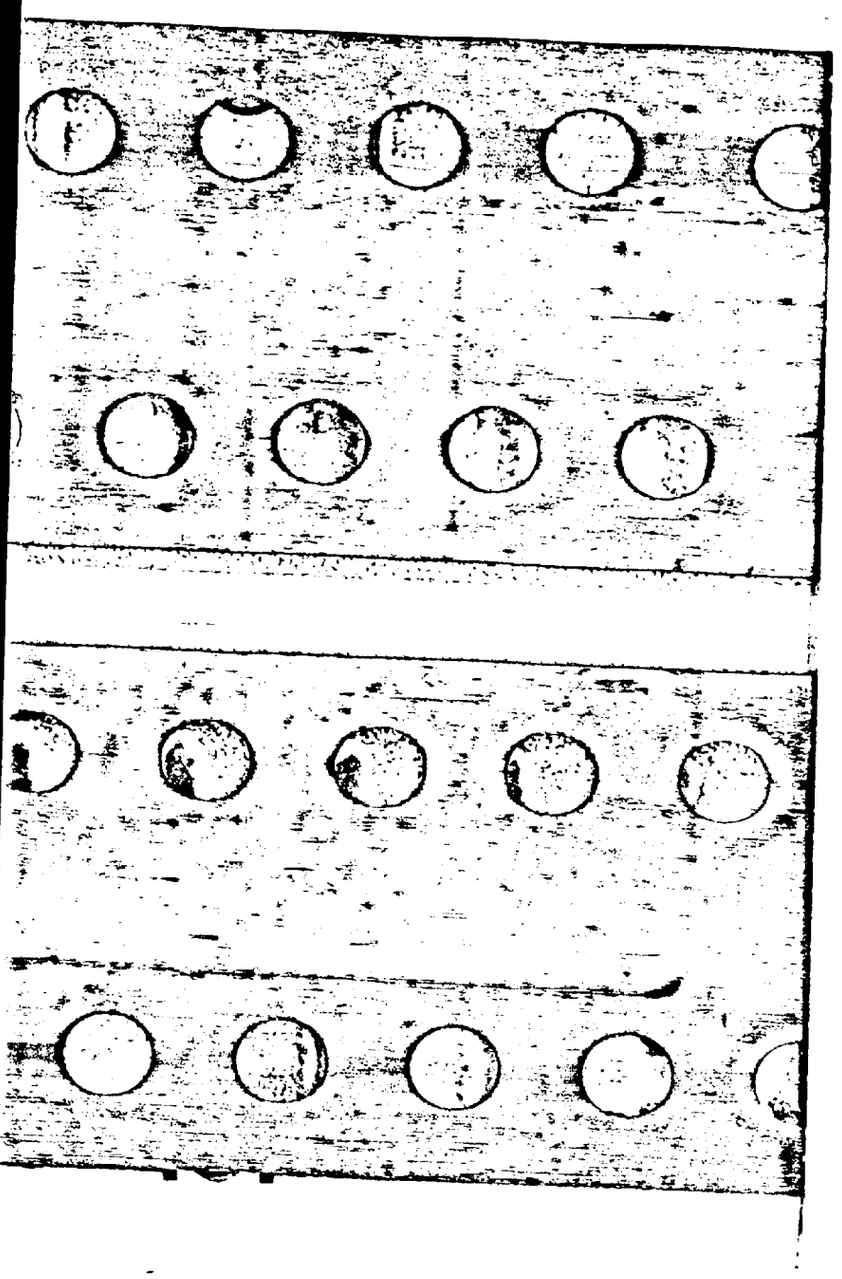
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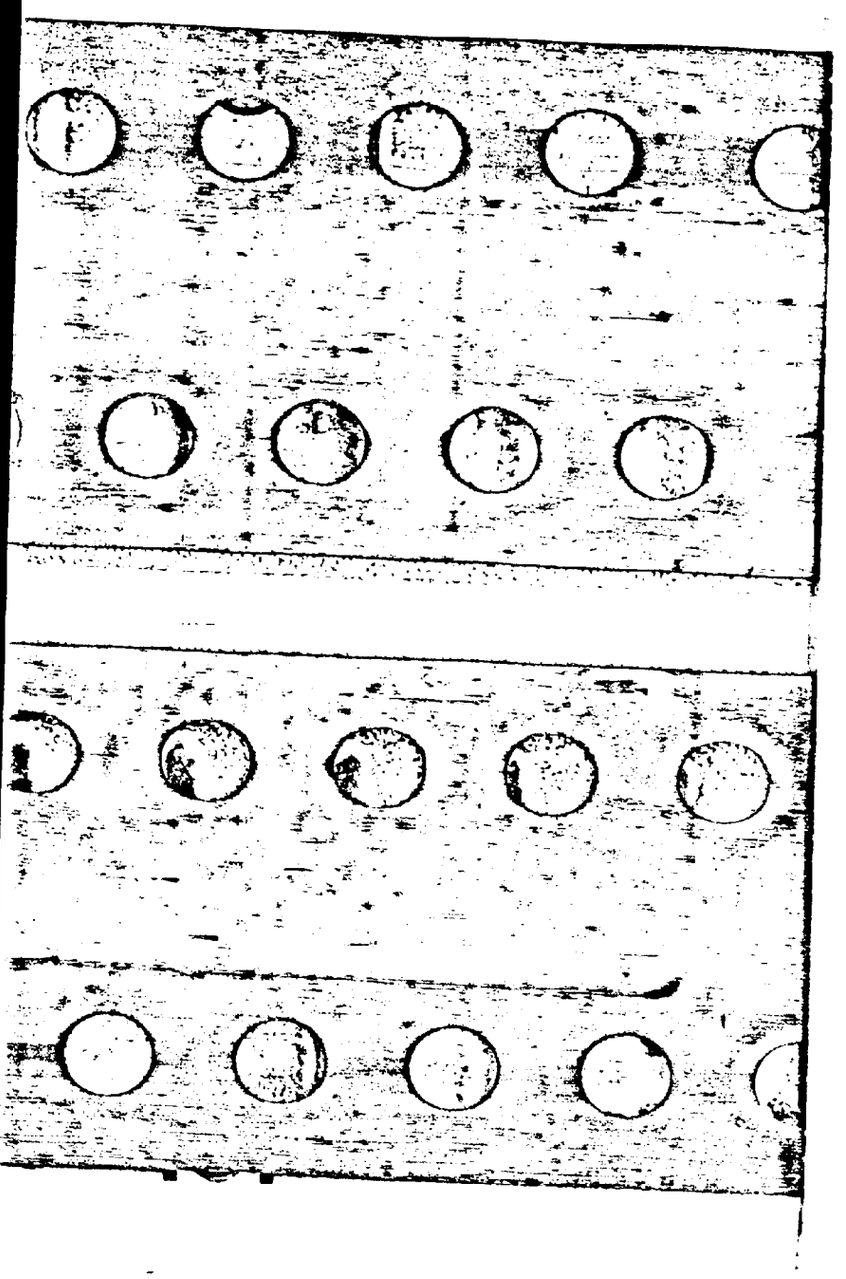
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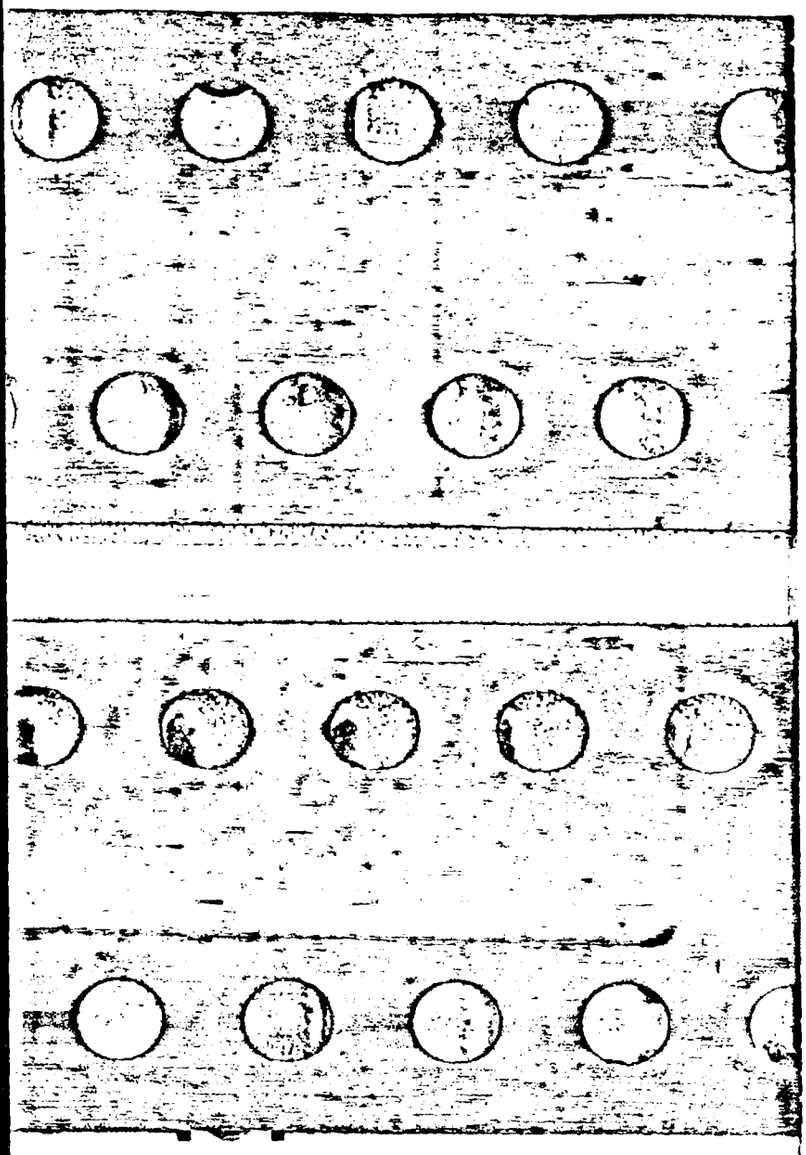
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