This instrument prepared by
and Return to

Feeney & Lawrence, PLLC
2040 First American Center
315 Deaderick Street
Nashville, TN. 37238

BOOK 10509 PG 921

New Owner:	Send Tax Bills To.	Property Address:
James A. Boleyjack, et ux.	SAME	324 Lutie Street Nashville, TN
324 Lutie Street Nashville, Tennessee		MAP PARCEL NUMBER 119-05-191

WARRANTY DEED

This conveyance, made and entered into as of the 25th day of June, 1997 by and between A. D. Hewlett, hereinafter referred to as "Grantor", and James A. Boleyjack and wife, Alma A. Boleyjack, Husband and Wife, hereinafter referred to as "Grantees".

Witnesseth: That for and in consideration of Ten ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 45 on the map of the Re-Subdivision of certain lots in Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lot 45 fronts 50 feet on the Northerly side of Lutie Street and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to A. D. Hewlett by Successor Trustee's Deed in Book 10484, Page 743, said Register's Office.

This property is known as 324 Lutie Street, Nashville, Tennessee. This is not the principal residence of the Grantor.

To have and to hold the aforesaid real estate, together with all the appurtenances and hereditament thereunto belonging or in anyway appertaining unto the said Grantee, their heirs and representatives, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized and possessed in fee simple of the aforedescribed real estate that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for 1997 real property taxes and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor the day and year first above written.

A. D. Hewlett

97 JUN 30 PM 12:12
FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE
0321090

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, A. D. Hewlett, the within named bargainor, with who 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 25th day of June, 1997.

Gina L. Zylstra
Notary Public

Commission Expiration: My Commission Expires SEPT. 26, 1998

GINA L. ZYLSTRA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

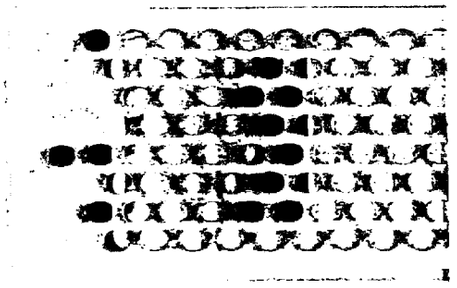
Gina L. Zylstra
Affiant

Subscribed and sworn to before me this 25th day of June, 1997.

Shelia Snipes
Notary Public SHELIA SNIPES Notary Public, Davidson Co., TN My Comm. Expires Jan. 24, 1998
Commission Ex

W\CLOSINGS.WDS\HEWLETT.612

8803 06/30 0101 03CHECK 175-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

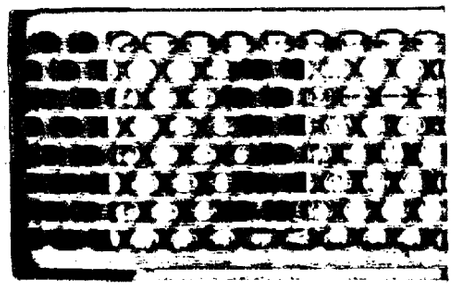
FOR _____

BOOK 10509 PG 923

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 45000.00	
			CON TX 166.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 175.50	
			CHECK 175.50	
06/30/97	01		12:13 0001 8803	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321090

IDENTIF. # REFERENCE

97 JUN 30 PM 12: 12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168400