BOX 15

WARRANTY DEED

BOOK 10533 PG 579

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 19 97

Notary Public / PUBLIC AT LARGE

MY COMMISSION EXPIRES: April 22, 1998
(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
Laurence B. Boggess (NAME)	Chase Manhattan Mortgage Corp. (NAME)	141-15D #52
6928 Sunderland Circle (ADDRESS)	200 Old Wilson Bridge Road (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Worthington, OH 43085 (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, John T. Childress and wife, Sandra W. Childress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurence B. Boggess and wife, Brenda E. Boggess

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. 52, on the Plan of Resubdivision of Lots 45, 46, 52, 53, 61, 62, 63 and 64, Phase I, Sheffield on the Harpeth, a Planned Unit Development, as of record in Book 6900, page 352, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Childress and wife, Sandra W. Childress by deed from Phillips Builders, Inc. of record in Book 7352, page 717, Register's Office for Davidson County, Tennessee.

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

0327614
IDENTIF. & REFERENCE

97 JUL 17 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5963 07/17 0101 03CHECK

unimproved ( )
This is improved (X) property, known as 6928 Sunderland Circle, Nashville, TN 37221
(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 15th day of July 19 97

John T. Childress

Sandra W. Childress

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10533 PG 580

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Childress and wife, Sandra W. Childress

the bargainor s, 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 15th day of July, 19 97.

Commission expires April 22, 2001

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 _____.

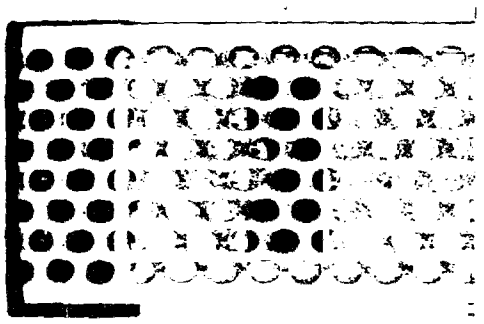
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Warranty Deed from John T. Childress and wife, Sandra W. Childress, to Laurence B. Boggess and wife, Brenda E. Boggess.

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



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

RECEIVED OF _____

FOR _____

BOOK 10533 PG 581

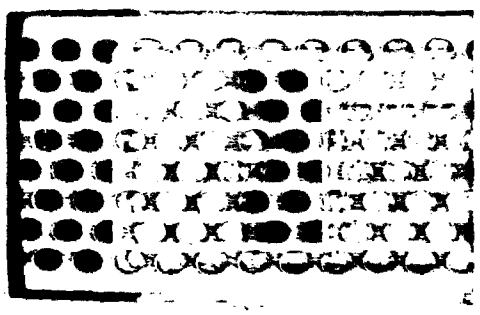
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
16400.00
CON TX 621.60
PRFEE 1.00
WDEED 8.00
TOTAL 630.60
CHECK 630.60

07/17/97 01 15:45 0001 5963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0327614
IDENTIF. A REFERENCE

97 JUL 17 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1175672