Box 53

WARRANTY DEED

BOOK 10582 PG 894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 4-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Boensch	Same	118-8 69
(NAME)	(NAME)	
2411-2413 Eugenia Avenue		118-8 68
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, Gertrude A. Green, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Boensch

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:

Tract I: Land in Davidson County, TN, being Lot No. 40 and the northerly 5 feet of Lot No. 39 on the Plan of Grandview Heights, of record in Plat Book 161, Page 14, Register's Office for said County.

~~Said property is more particularly described as follows, to-wit: Beginning at a point in the southwesterly margin of Eugenia Avenue, said point being 45 feet southeasterly from the intersection of the southwesterly margin of Eugenia Avenue with the southeasterly margin of Lischey Avenue; thence with the southwesterly margin of Eugenia Avenue, S 42 deg. 00 min. E 50 feet to a point; thence with the line between Lots Nos. 39 and 40, S 48 deg. 00 min. W 150 feet to an alley; thence with the alley, N 42 deg. 00 min. W 50 feet to a point; thence with the line between Lots Nos. 40 and 41, N 48 deg. 00 min. E 150 feet to the point of beginning.~~

Being the same property conveyed to Leslie E. Green and wife, Gertrude A. Green, by deed from Robert L. Hooper and wife, Josephine H. Hooper, of record in Book 6826, Page 374, Register's Office for Davidson County, TN. Leslie E. Green having since died.

Tract II: Land in Davidson County, TN, being the southerly 45 feet of Lot No. 39 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for said County.

~~Said property is more particularly described as follows, to-wit: Beginning at a point in the southwesterly margin of Eugenia Avenue, said point being 45 feet southeasterly from the intersection of the southwesterly margin of Eugenia Avenue with the southeasterly margin of Lischey Avenue; thence with the southwesterly margin of Eugenia Avenue, S 42 deg. 00 min. E 45 feet to a point; thence with the line between Lots Nos. 39 and 40, S 48 deg. 00 min. W 150 feet to an alley; thence with the alley, N 42 deg. 00 min. W 45 feet to a point; thence with the line between parallel lines 150 feet to an alley.~~

Being the same property conveyed to Leslie Green and wife, Gertrude Green, by deed from James Paul Morton and wife, Lucille W. Morton, of record in Book 3129, Page 269, Register's Office for Davidson County, TN. Leslie Green having since died.

unimproved ( )
This is improved (X) property, known as 2411-2413 Eugenia Avenue, Nashville, TN 37211
(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 my hand this 21st day of August 19 97

Gertrude A. Green

Gertrude A. Green

BOOK 10582 PG 895

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gertrude A. Green

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of August 1997.

Commission expires _____

_____
Notary Public

ENGLISH & SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

1286 08/27 0101 03CHECK 356.80

IDENTIF. ↑ REFERENCE 0341679

97 AUG 27 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____ BOOK 10582 PG 896

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80
08/27/97 01 09:08 0001 1286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341679 IDENTIF. ↑ REFERENCE

97 AUG 27 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190901