BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

BOOK 10882 PG 335

98 APR 13 AM 9:51

0424308

IDENTIF. A REFERENCE

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $60,000.00

Affiant

Sworn to and subscribed before me this 9 day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert W. Grace	Same	Map 118-8
2403 Winford Avenue		Parcel 76
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Richard E. Boensch, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Robert W. Grace, married**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 68 on the Plan of Grandview Heights Subdivision, as of record in Book 161, page 14 and 15, register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the easterly side of Eugenia Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Richard E. Boensch, unmarried, by deed from John T. Kent and Sheila Kent, of record in Book 10064, page 452, said Register's Office.

This is improved property known as 2404 Eugenia Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns

and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 9th day of April, 1998.

Richard E. Boensch

GRANTOR

GRANTOR

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Richard E. Boensch**, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

2764 04/13 0101 03CHECK 231.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10882 PG 337

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	60000.00
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
04/13/98	01	09:52	0001	2764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0424308
IDENTIF. # REFERENCE

98 APR 13 AM 9:51

DAVIDSON COUNTY, TN

No. 1278932