47 BOOK 10910 PG 550

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 4-22-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audis Mark Fox (NAME)	Union Planters Bank (NAME)	MAP 95-4
108 Spring Valley Road (ADDRESS)	130 West Front Street (ADDRESS)	PARCEL 190
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Hattiesburg, Mississippi 39401 (CITY) (STATE) (ZIP)	FB# 3DZ 16305

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, William H. Boner and wife, Jo Ann Boner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audis Mark Fox and wife, Lynnette R. Fox

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 parts of Lots Nos. 36 and 99 on the Map of Bluefields, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made September 28, 1938, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a point in the westerly margin of Spring Valley Road, 100 feet northeast of the common corner of Lots Nos. 36 and 37, being the northeast corner of the Blick lot; thence with the margin of said Road, northeasterly 100 feet to a point; thence northwesterly 367.6 feet to an iron pin in the southerly line of Lot No. 102; thence with the south line of Lots Nos. 102 and 101, westerly 147.6 feet to an iron pin, the southwest corner of Lot No. 101; thence with the westerly line of Lot No. 99, southerly 53.4 feet to the northwest corner of the Blick lot; thence with the northerly line of said Blick lot, southeasterly 468.3 feet to the point of beginning.

Being the same property conveyed to William H. Boner and wife, Jo Ann Boner, by deed from Metropolitan Nashville Airport Authority, of record in Book 8[illegible]3, page 559, Register's Office for Davidson County, Tennessee.

98 MAY -1 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04322278
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 108 Spring Valley Road, Nashville, TN 37214
(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.

1328 01/01/0[illegible] CHECK 626.

Witness our hand s this 28th day of April 19 98

William H. Boner

Jo Ann Boner

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 William H. Boner and wife, Jo Ann Boner

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 Goodlettsville Tennessee, this 28th day of April 19 98.

Commission expires 11-27-99

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

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

RECEIVED OF _____

FOR _____

BOOK 10910 PG 552

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	
				167000.00
			CON TX	617.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	626.90
			CHECK	626.90

05/01/98 01 13:12 0001 1328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432278
IDENTIF. # REFERENCE

98 MAY -1 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287408