PREPARED BY (AND RETURN TO):

BOOK 10982 PG 740

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39896
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce Bosler Sharon K. Bosler 1483 Woodmont Boulevard Nashville, TN 37215	Sunshine Mortgage Corporation P.O. Box 9274 Marietta, GA 30065

TAX MAP-PARCEL NUMBERS: 117-12-86 16DA 3360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 247500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eugene Anthony Fay and spouse, Jaydie Gamble Fay,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce Bosler and spouse, Sharon K. Bosler,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 of Block A on the Plan of Galecrest No. 2 Part of Noel's Lands, of record in Book 843, Page 30, Register's Office for said County.

SAID Lot No. 4 of Block A fronts 85 feet on the southwesterly margin of Woodmont Boulevard, formerly Woodmont Avenue and extends back 176 feet 10 inches on the northeasterly line and 168 feet on the southeasterly line to a dead line in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Eugene Anthony Fay and spouse, Jaydie Gamble Fay by deed from Edward William Cook and spouse, Kimberly Chambers Cook of record in Book 9447, Page 13, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843, Page 30, said Register's Office, which Plan shows a 45 foot minimum building setback line from Woodmont Boulevard, formerly Woodmont Avenue and 10 foot easement for public utility purposes along the rear line(s). Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 9, 1998, which discloses that the shed encroaches the 8' easement on said property.

This is improved property, known as: 1483 Woodmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 1998.

Eugene Anthony Fay **Jaydie Gamble Fay**

State of Tennessee
County of Davidson

On this 16th day of June, 1998, before me the undersigned authority, personally appeared **Eugene Anthony Fay** and **Jaydie Gamble Fay**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 247500.00

Sharon K. Bosler
Affiant

Sworn and subscribed before me on the 16th day of June, 1998.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0452288
IDENTIF. & REFERENCE

98 JUN 18 PM 12:50
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2671 06/18 0101 03CHECK 924.7

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10982 PG 742

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 247500.00	
			CON TX 915.75	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 924.75	
			CHECK 924.75	
06/18/98	01		12:51 0001 2671	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452288
IDENTIF. & REFERENCE

98 JUN 18 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308512