22

BOOK 11044 PAGE 696

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Judy H Tatum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID ALAN WARD (NAME)	SAME (NAME)	155-3-A-28CO
7225 BELLE CHASSE DRIVE (ADDRESS)	(ADDRESS)	09D-68518
NASHVILLE, TN 37221 (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, MARK F. BOJNIEWICZ AND WIFE, GLENDA A. BOJNIEWICZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID ALAN WARD AND WIFE, DEBORAH C. WARD

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. 45, on the Plan of SECTION I, ROLLING RIVER ESTATES, A PLANNED UNIT DEVELOPMENT, of record in Book 4860, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to MARK FRANCIS BOJNIEWICZ AND WIFE, ROBERTA K. BOJNIEWICZ, by deed from Millard O. Morgan and wife, Lynn C. Morgan, of record in Book 7570, page 109, Register's Office for DAVIDSON County, Tennessee. SAID parties have since divorced and subject property is vested in MARK F. BOJNIEWICZ, pursuant to Final Decree, Docket No. 92D-693, Fourth Circuit Court for DAVIDSON County, Tennessee, of record in Book 9215, page 125, said Register's Office.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of SECTION I, ROLLING RIVER ESTATES, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950; Book 4871, page 640; and Book 4892, page 689; By-Laws of record in Book 4892, page 679; and Charter of record in Book 4892, page 671, amended in Book 8276, page 552; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 7225 BELLE CHASSE DRIVE, 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 31st day of July 19 98

Mark F. Bojniewicz
MARK F. BOJNIEWICZ

Glenda A. Bojniewicz
GLENDA A. BOJNIEWICZ

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 MARK F. BOJNIEWICZ AND WIFE, GLENDA A. BOJNIEWICZ

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 31st day of July, 19 98

Commission expires May 27, 2001

I. DYKE TATUM
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

*** CONTINUATION

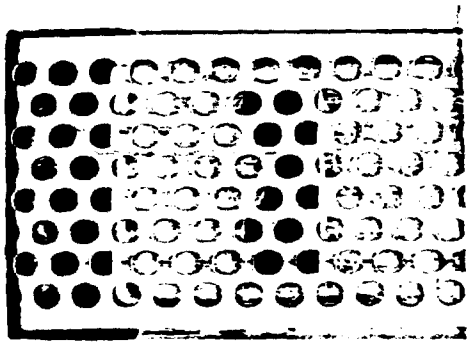
GLENDA A. BOJNIEWICZ, wife of MARK F. BOJNIEWICZ, joins in to convey any interest she may have by reason of her marital status in subject property.

MARK F. BOJNIEWICZ AND MARK FRANCIS BOJNIEWICZ ARE ~~ONE IN~~ THE SAME PERSON.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0469252
IDENTIF. + REFERENCE
98 JUL 31 PM 12:48
FELIX E. ELLIS III REGISTER
DAVIDSON COUNTY, TN.

0834 07/31 0101 CHECK 584.50



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

RECEIVED OF _____

FOR _____

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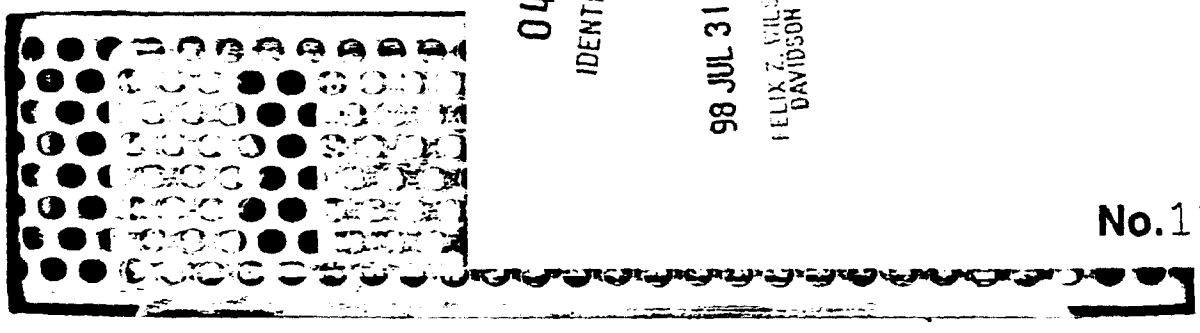
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

07/31/98 01 12:49 0001 0834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469252
IDENTIF. ↑ REFERENCE

98 JUL 31 PM 12:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1326450