Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kenneth A. Bouldin and wife, Marianne S. Bouldin 304 Charlesgate Place Nashville, Tennessee 37215	117-09-C-S	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED BOOK 11090 PAGE 226

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kay F. Horrell and husband Stephen H. Horrell** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Kenneth A. Bouldin and wife, Marianne S. Bouldin** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the Plan of record in Book 5200, page 403, 404, 405, and 406 as amended in Book 5800, page 185, Register's Office, Davidson County, Tennessee

3. Declaration of Covenants Conditions and Restrictions contained in instrument of record in Book 3401, page 545, said Register's Office.

4. Easement granted to the City of Nashville, Davidson County, Tennessee, of record in Book 3401, page 545, Register's Office, Davidson County, Tennessee.

This is improved property, known as **304 Charlesgate Place, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00**.

Affiant

Subscribed and sworn to before me this 31 day of August, 1998.

Notary Public
My Commission Expires: 9-23-01

98 AUG 31 PM 4:35
REGISTER
DAVIDSON COUNTY, TN.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECEIVED FOR REFERENCE

0481868

0507757.01
111237-047 08/24/98

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31st day of August, 1998.

Kay F. Horrell

Stephen H. Horrell

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 Kay F. Horrell and Stephen H. Horrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31 day of August, 1998.

NOTARY PUBLIC

My Commission Expires: 9-23-00

NOTARY PUBLIC AT LARGE

4373 08/31 0101 03CHECK 1735.50

0507757.01
111237-047 08/24/98

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Burlington, of record in Plat Book 5200, pages 403, 404, 405 and 406, as amended in Book 5800, page 185, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 64.98 feet on the southerly side of Charlesgate Place and fronts 82.62 feet on the westerly side of Charlesgate Court and runs back 90.54 feet on the westerly line and 64.50 feet on the southerly line to a point intersection.

Being the same property conveyed to Kay F. Horrell by deed from Stephen H. Horrell of record in Book 9579, page 813, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 11090 PAGE 229

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 465000.00
CON TX 1720.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1735.50
CHECK 1735.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 16:36 0001 4373

0481868
IDENTIFICATION REFERENCE

98 AUG 31 PM 4:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339830