Realty 484

THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

Davidson County DEEDWARR
Recvd: 09/06/01 14:28 2pgs
Fees:13.00 Taxes:721.50
20010906-0096815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS AUGUST 30, 2001

NOTARY PUBLIC

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

MY COMMISSION EXPIRES: _____

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremy M. Boczulak 3621 Westbrook Avenue Nashville, TN 37205	Westminster Mortgage Corp 3103 Philmont Corp. Huntingdon, PA 19006	104-5-239

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **C. T. CANAN** herein referred to as **Grantor for and in consideration of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 ($195,000.00) Dollars to paid by JEREMY M. BOCZULAK, unmarried, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, his heirs, successors, and assigns forever:**

Land in Davidson County, State of Tennessee, Described as follows: to-wit:

Being Lot No. 472 on the Map of the Richland Realty Company's Subdivision "C" of record in Book 421, page 31, said Register's Office.

Said Lot No. 472 fronts 60 feet on the southerly side of Westbrook Avenue and runs back 158.5 feet on the westerly line and 163 feet on the easterly line to an alley, measuring 60.80 feet thereon.

Being the same property conveyed to Craig T. Canan, unmarried from JoAnn Brooks, unmarried by Deed or record in Book 6832, page 543, Register's Office for Davidson County, Tennessee, date executed 4-17-86, date filed 4-18-86.
Craig T. Canan and C. T. Canan are one and the same person.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions

This is unimproved (_) improved (X) property, known as 3621 Westbrook Avenue, Nashville, Tennessee, 37205.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to said land to said

Grantee, his heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS Hand and Seal this 30th day of August, 2001.

C. T. Canan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, C. T. Canan with whom I am personally acquainted (or 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 seal this 30st day of August, 2001.

KIRK C. WAITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Notary Public

My Commission Expires: