FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.

John C. Boylin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May 19 78

James L Bass
Notary Public

MY COMMISSION EXPIRES: 12-17-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JAMES L. BASS (NAME) Attorney at Law Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Boylin (NAME)	First & Mid South Mortgage Co. (NAME)	90-11
651 River Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	2
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	8 DA

FOR AND IN 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, Jerry Wyatt Wilson and wife, Ava E. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Boylin

HEREINAFTER CALLED THE GRANTEES, his 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. 625 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County.

SAID Lot No. 625 fronts 66.0 feet on the Westerly side of River Rouge Drive and extends back 179.5 feet on the Northerly line and 192.8 feet on the Southerly line, to the surveyed base line on which it measures 81.5 feet, and continues back Westerly 50 feet, more or less, to the line marking edge of water June, 1959, on which it measures 83 feet, more or less.

BEING the same property conveyed to Jerry Wyatt Wilson and wife, Ava E. O'Connor Wilson, by deed from Alvin W. Terrell & Son, Inc., of record in Book 3967, page 385, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the unpaid balance of deed of trust of record in Book 3967, Page 389, said Register's Office to which reference is here made.

Conveyance subject to restrictive covenants of record in Book 3033, Page 638; to owners certificate, set back line and easements as shown on plan of record; to flowage easement of record in Book 2142, Page 313; and to sewage easement and agreement of record in Book 2593, Page 566, said Register's Office.

Possession with deed. 1978 taxes prorated.

This is unimproved ( ) improved (X) property, known as 651 (House Number) River Rouge Drive (Street) Nashville (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 4th day of May, 19 78

Jerry Wyatt Wilson

Ava E. Wilson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

Jerry Wyatt Wilson and wife, Ava E. Wilson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of May 19 78.

Commission expires Jan 17, 1982

James T Bass
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

JERRY WYATT WILSON, ET UX

TO

JOHN C. BOYLIN

E 6347.4

IDENTIF. REFERENCE

MAY 4 11 26 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-4 78	CONV	46,000.00			
MAY-4 78	S'TAX		B*	119.60	
MAY-4 78	PR'FEE		B*	.50	
MAY-4 78	W'DEED		B*	4.00	* 124.10