FILE IN BOX 4

79-4-58

BOOK 5430 PAGE 532

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Wayne Enos Hoyal Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE E. HOYAL ETUX (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	103-6-39
5531 OAKMONT CIRCEL (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	8DA-56580
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (CITY) (STATE) (ZIP)	

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, VICTOR N. BOATMAN AND WIFE, VICKIE L. BOATMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE E. HOYAL AND WIFE, KAREN D. HOYAL

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. 20 on theRevised Plan of Richland Meadows, Section 4, of record in Book 2330, page 95, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly margin of Oakmont Circle, said point being the common corner of Lots 19 and 20; thence with the line between said two lots southwardly 108 feet to a point; thence eastwardly 92.5 feet to the westerly margin of Rural Avenue; thence with the westerly margin of said Rural Avenue, northwardly 106.2 feet to the beginning of a curve; thence around said curve which has a radius of 20 feet to the left 31.6 feet to the southerly margin of Oakmont Circle; thence with the southerly margin of said Oakmont Circle, westwardly 77.9 feet to the point of beginning.

BEING the same property conveyed to Victor N. Boatman and wife, Vickie L. Boatman by deed from Young K. Kim and wife, Hyun Kyung Kim of record in Book 4983, page 431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2541, page 577 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is improved (XX) unimproved ( ) property, known as 5531 OAKMONT CIRCEL (House Number) (Street) NASHVILLE, TENNESSEE (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 27th day of APRIL, 19 79

Victor N. Boatman
VICTOR N. BOATMAN

Vickie L. Boatman
VICKIE L. BOATMAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VICTOR N. BOATMAN AND WIFE, VICKIE L. BOATMAN

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 27th day of APRIL, 19 79

Commission expires 6/7/80

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

417 05/03 95.50- CHECK

WARRANTY DEED

FROM

VICTOR N. BOATMAN AND WIFE,

VICKIE L. BOATMAN

TO

WAYNE E. HOYAL AND WIFE,

KAREN D. HOYAL

F-27500

IDENTIF. REFERENCE

MAY 3 2 14 PM '79

FELIX Z. ROBINSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00-	CO
			91.00	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	95.50-
0417A05/03/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 27500

IDENTIFICATION REFERENCE

MAY 3 2 14 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 681630