FORM NO. WD-1

3558 - 12/06 156.00- CHECK

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T
IDENTIF. REFERENCE

DEC 6 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

x John C Boylin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 19 82

Notary Public

MY COMMISSION EXPIRES: 4-17-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN C. BOYLIN, et ux (NAME)	BANKERS MORTGAGE CORPORATION (NAME)	147-5
306 Blackman Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	106
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29501 (CITY) (STATE) (ZIP)	6DU-20085

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, LEWIS B. BUFFINGTON and wife, ZERNA A. BUFFINGTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. BOYLIN and wife, EVELYN BOYLIN, 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. 71 on the Map of Caldwell Hall Subdivision, Section 1, Revised, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 80 feet on the north margin of Blackman Road, and extends back 157.7 feet on the west line and 156.4 feet on the east line, to a dead line, measuring 80 feet thereon.

BEING THE SAME property conveyed to Lewis B. Buffington and wife, Zerna A. Buffington by deed from Woodbine Homes, Inc., of record in Book 3131, page 325, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company (now BANKERS MORTGAGE CORPORATION), of record in Book 3140, page 9, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 306 Blackman Road, Nashville, Tennessee 37211
(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 2nd day of December, 19 82

Lewis B. Buffington
LEWIS B. BUFFINGTON

Zerna A. Buffington
ZERNA A. BUFFINGTON

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 LEWIS B. BUFFINGTON and wife, ZERNA A. BUFFINGTON,

the bargainors, 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 2nd day of December, 1982

Commission expires 4-17-83

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

LEWIS B. BUFFINGTON, et ux

ZERNA A. BUFFINGTON

TO

JOHN C. BOYLIN, et ux

EVELYN BOYLIN

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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
			67500.00- CO	
			149.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	156.00-
			3556A12/06/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 0 1 8 9

IDENTIF. REFERENCE

DEC 6 9 10 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913897