THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William G. Boyd, III et ux 504 Mansion Drive Brentwood, TN 37027	First Tennessee Bank P. O. Box 474 Memphis, Tennessee 38101	160-14-B 150 6DU-79298

WARRANTY DEED

BOOK 6364 PAGE 916

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Don H. Ware, Jr. and wife, Linda Hawkins Ware, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William G. Boyd, III and wife, Pauline H. Boyd, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5854 on the plan of 2nd Revision, Brentwood Trace Condominiums, of record in Book 5200, page 261, Register's Office for said County, and which plan and record thereof are incorporated herein amd made a part hereof by reference.

BEING the same property conveyed to Don H. Ware, Jr. and wife, Linda Hawkins Ware by deed from Phil Stinson and Alan Wright, of record in Book 6180, page 831, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5524, page 415, Book 5524, page 424, Book 5537, page 988, and Book 5545, page 510, all in the Register's Office for said County.

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 First Tennessee Bank N.A. Memphis, of record in Book 6180, page 834, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is (un)improved property, known as Unit 5854, Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of August, 1984.

Don H Ware jr
Don H. Ware, Jr.

Linda Hawkins Ware
Linda Hawkins Ware

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 1984, before me personally appeared Don H. Ware, Jr. and Linda Hawkins Ware, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6364 PAGE 917

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

William G. Boyd III
Affiant

Subscribed and sworn to before me, this the 20th day of August, 1984.

My Commission Expires: 11-17-84

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1 4 4 6 2 6

IDENTIF. REFERENCE

AUG 22 10 22 AM '84

FELIX M. WILSON JT REGISTER
DAVIDSON COUNTY, TN

4097 08/22 132.50- CHECK

WARRANTY DEED

from:
DON H. WARE, JR. ET UX

to:
WILLIAM G. BOYD, III ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6364 PAGE 918

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CAMT.	
			156.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
4097A	08/22/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 6 2 6

IDENTIF. REFERENCE

AUG 22 10 22 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0062821