FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Richard L. Boyett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

BOOK 6535 PAGE 80

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Richard L. Boyett (NAME)	Lincoln State Savings and Loan Association, Inc. (NAME)	
1024 Flintlock Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 724087 (STREET ADDRESS)	135-16-A
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA. 30339 (CITY) (STATE) (ZIP)	122

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, Jim Wells & Associates, a sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Boyett and wife, Kathleen Boyett, as tenants by the entirety

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:

BEING Lot No. 16 on the Subdivision for Tracts 8, 9 & 10 of Nashboro Village, of record in Book 5200, pages 186, 187, 188, & 189, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jim Wells & Associates, a sole proprietorship by deed from 2250 Associates, a Tennessee Joint Venture, of record in Book 6400, page 465, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4827, page 14, Book 5465, page 561, amended in Book 5588, page 429, said Register's Office.

This conveyance is subject to utility & drainage easement; anchor easement; minimum rear yard line; and building setback lines; of record in Book 5200, pages 186, 187, 188, 189, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Judy M. Wells herein joins to convey any and all rights and interest she may have; especially her marital rights.

This is unimproved (X) improved ( ) property, known as 1024 Flintlock Court, Nashville, TN. 37217
(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 my hand this 12th day of April, 19 85

Jim Wells & Associates
By: Jim Wells
Jim Wells

x Judy M. Wells
Judy M. Wells

04/17 234.90 QUICK

3694

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 Jim Wells and wife, Judy M. Wells

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 12th day of April, 1985

Commission expires 7-27-86

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

Jim Wells & Associates

TO

Richard L. Boyett

Kathleen Boyett

I 9 7 1 6 2

IDENTIF. REFERENCE

APR 17 10 26 AM '85

DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

Nville Box #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6535 PAGE 82

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

134000.00- CAMT
348.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 354.90-
B694A04/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

197162

IDENTIF. REFERENCE

APR 17 10 26 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125610