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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Patricia Ann Boyd 319 Clofton Drive Nashville, TN 37221	Norwest Mortgage, Inc. 3451 Hammond Avenue P.O. Box 780 Waterloo, Iowa 50704	142-14 198 9D-78733

WARRANTY DEED

BOOK 6762 PAGE 376

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, Bernie McGehee and Robert A. Bolden and Michael E. McGehee hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia Ann Boyd and Mary W. Boyd, both unmarried, as joint tenants with rights of survivorship, 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:

LAND in Davidson County, Tennessee, being Lot No. 1-A on the plan of Zone Lot Division Harpeth View Estates, of record in Book 6250, page 211 and amended in Book 6250, page 511, both in the Register's office for said County.

SAID Lot No. 1-A fronts 42.59 feet on the northeasterly margin of Clofton Drive Drive and extends back 220.27 feet on the northwesterly line and 224.27 feet on the southeasterly line to a dead line in the rear, measuring 44.03 feet thereon.

BEING part of the same property conveyed to Bernie McGehee, Robert A. Bolden and Michael E. McGehee by deed from Clarence Sutherland, III and wife, Susan C. Sutherland of record in Book 6359, page 8, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6635, page 976, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 319 Clofton Drive, Nashville, TN 37221.

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 13th day of January, 19 86.

Robert A. Bolden

Bernie McGehee

Michael E. McGehee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of January, 19 86, before me personally appeared Bernie McGehee and Robert A. Bolden and Michael E. McGehee, 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 he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

BOOK 6762 PAGE 377

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $59,900.00.

Patricia C. Boyd
Affiant

Subscribed and sworn to before me, this the 13th day of January, 19~~86~~ 96.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Bernie McGehee and Robert A. Bolden and Michael E. McGehee

to:
Patricia Ann Boyd and Mary W. Boyd, both unmarried,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 14 2 10 PM '86
6872.82

IDENTIFY REFERENCE

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

TN-9453

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6762 PAGE 378

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

58300.00- CONST.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
578440 1/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 7 8 2

IDENTIFT REFERENCE

JAN 14 2 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210542