FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Richard A. Booher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1986

Notary Public

MY COMMISSION EXPIRES: 9/6/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard A. Booher (NAME)	CityFed Mortgage Company (NAME)	MAP 67
5124 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PARCEL 25
Nashville, TN. 37218 (CITY) (STATE) (P.O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	13D 45350

FOR AND 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, James F. Dukes and wife, Paulette Dukes and Kay Cheesman, formerly Kay C. Dukes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Booher and wife, Patricia S. Booher

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.

TRACT NO. 1: A tract of land in the 13th, formerly 25th, Civil District of said County, described according to survey made by Blanchard and Parrish, Surveyors, November 5, 1937, as follows:

BEGINNING on the northerly margin of Tennessee Highway No. 12 at a post in the westerly line of the Fox property; thence with said Fox property, westerly line, North 1 degree 30' East 142.6 feet to a stake; thence North 12 degrees 30' West 413 feet to a stake; thence leaving said line, South 1 degree 30' West 343 feet to a stake; thence South 85 degrees 15' West 95 feet to a stake; thence South 1 degree 30' West 210 feet to a stake in the northerly margin of said highway; thence with said highway, North 85 degrees 15' East 200 feet to the beginning, containing 1.29 acres, more or less.

TRACT NO. 2: A tract of land in the 13th, formerly 25th Civil District of said County, described according to survey made by G.W. Watkins, Surveyor, dated January 12, 1956.

BEGINNING at a point in the northerly margin of the right of way of State Highway No. 12, the same being the common corner between the tract or parcel of land owned by W. Louis Simpkins described in Book 1290, page 324, Register's Office for Davidson County, Tennessee, and the tract of land owned by Cora Belle Taylor, described in deed of record in Book 115, page 140, said Register's office; thence North 1 degree 30' East 210 feet to the beginning point of the tract herein conveyed, and being the southwest corner of said tract; thence North 85 degrees 15' East 95 feet to a point; thence North 1 degree 30' East 89 feet to an iron pin; thence South 85 degrees 15' West 95

unimproved ( ) property, known as 5124 Hydes Ferry Pike, Nashville, TN. 37218
This is improved (XX)
(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 heir 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 covey 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 October, 1986

Paulette Dukes

James F. Dukes

Kay Cheesman

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7024 PAGE 709

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Dukes and wife, Paulette Dukes and Kay Cheesman, formerly Kay C. Dukes

the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) 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 October, 19 86.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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 58049

FROM
James F. Dukes
Paulette Dukes
Kay Cheesman

TO
Richard A. Booher
Patricia S. Booher

IDENTIFICATION REFERENCE

Oct 30 10 09 AM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CONTINUATION OF LEGAL DESCRIPTION

feet to an iron pin; thence South 1 degree 30' West 89 feet to the point of beginning, containing 19/100 of an acre, more or less.

Being the same property conveyed to James F. Dukes and wife, Kay C. Dukes by Installment Deed from Ashland City Bank and Trust Company, a Tennessee banking corporation, of record in Book 5907, page 447, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7024 PAGE 710

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
			460[illegible].00- CMNT.	
			128.00 CSTAX	
			.50 PRFEE	
			6.00 MOE 2	
			CHECK	135.30-
			0106A10/30/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58049

IDENTIFICATION REFERENCE

Oct 30 10 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06217