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

ADDRESS NEW OWNER:
William P. Goins, Jr.
3027 Earhart Road
Hermitage, TN. 37076

MORTGAGEE:
Sovran Mortgage Corporation

201 East Cary Street
Richmond, VA. 23219

MAP-PARCEL NUMBERS:
MAP 98
PARCEL 152
4D-13230

WARRANTY DEED

BOOK 7125 PAGE 847

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, Vivian Dodson Boyles and William Hal Boyles, both unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William P. Goins, Jr. and wife, Angela R. Goins hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows: To-Wit:

LAND in the 25th Civil District of Wilson County, Tennessee, and in Davidson County, Tennessee, being Lot No. 2 on the plan of Odum Estates, of record in Plat Book 12, page 101, Register's Office for Wilson County, Tennessee.

SAID Lot No. 2 fronts 300 feet on the easterly margin of Earhart Road and extends back 1115.27 feet on the broken, northerly line and 945.00 feet on the southerly line to a dead line in the rear, measuring 156.0 feet thereon.

Being the same property conveyed to W. Hal Boyles and wife, Vivian Dodson Boyles by deed from Monroe J. Huggins, Sr., and wife, Mary Juanita Huggins of record in Book 5131, page 880, said Register's Office, for Davidson County, Tennessee and in Deed Book 281, page 378, said Register's Office for Wilson County, Tennessee. W. Hal Boyles and Vivian Dodson Boyles were divorced by the Fourth Circuit Court of Davidson County, Tennessee, case No. 88994. Pursuant to Final Decree and Property Settlement Agreement title to subject property will be divested out of W. Hal Boyles and awarded absolutely to Vivian Dodson Boyles. Said Decree and Agreement are of record in Book 5267, page 227, Register's Office for Davidson County, Tennessee, and in Deed Book 342, page 166, said Register's Office for Wilson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~an~~) improved property, known as 3027 Earhart Road, Nashville, TN. 37076.

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 13 day of January, 19 87.

William Hal Boyles

Vivian Dodson Boyles

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ BROWARD

On this 13 day of January, 19 87, before me personally appeared Vivian Dodson Boyles, unmarried, 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 she executed the same as her free act and deed.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 9,1988
BONDED THRU GENERAL INS. UND.

My Commission Expires:

652

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7125 PAGE 848

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

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 3 11 52 AM '87

IDENTIFICATION REFERENCE

8 9 7 5 4

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00.

Angela R. Goins
Affiant

Subscribed and sworn to before me, this the 9th day of January, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of January, 1987, before me personally appeared William Hal Boyles, 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 his free act and deed.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE

State Tax $ 257.60
Fee $ .50
Recording Fee $ 8.00
Total $ 266.10
Receipt No. 62797

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By: _____
Deputy

Filed for record Jan. 27, 1987
at 10:56 O'Clock A M.
Recorded in Note Book 23 Page # 394
Recorded in Deed Book 462 Page # 462
in the Register's office for
Wilson County, Tennessee.
On this 27th day of Jan. 1987
_____, Register
By: _____, Dep. Reg.

WARRANTY DEED

from:
Vivian Dodson Boyles and William Hal Boyles, both unmarried

to:
William P. Goins, Jr. and wife, Angela R. Goins

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