Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Dwayne A. Boyce
3453-55 Brick Church Pike
Nashville, TN. 37207

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, Ohio 43216-0749

MAP-PARCEL NUMBERS:
MAP 50-6
PARCEL 4
BOOK 7478 PAGE 980

WARRANTY DEED

0835 02/29 0101 03CHECK 217.25

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,

Medford O. Willer and wife, Lois A. Willer

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dwayne A. Boyce and wife, Carolyn A. Boyce

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. 6 on the plan of Village By the Creek, Section One, Revised, of record in Book 6200, page 29, Register's Office for said County.

SAID Lot No. 6, which is a corner lot, fronts 62.53 feet on the easterly margin of Brick Church Pike and fronts 113 feet on the southerly margin of an unnamed street, said frontages being joined by a curve having a length of 47.124 feet, and extends back 143.0 feet on the northerly line and 92.53 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Medford O. Willer by deed from James S. Sweeney, Jr. and wife, Patricia M. Sweeney, of record in Book 6431, page 786, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6291, page 406, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to First Investment Company, of record in Book 7013, page 854, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

**

This is (an) improved property, known as 3453-55 Brick Church Pike, Nashville, TN. 37207.

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 26th day of February, 1988.

Lois A. Willer
Lois A. Willer
BY: Martha Ann Lamb, Attorney in Fact

Medford O. Willer
Medford O. Willer
BY: Martha Ann Lamb, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19__, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 74,236.00.

Carolyn A. Boyce
Affiant

Subscribed and sworn to before me, this the 26th day of February, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Ann Lamb, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Medford O. Willer and wife, Lois A. Willer as their Attorney in Fact, as the free act and deed of the within named Medford O. Willer and wife, Lois A. Willer. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 1988.

Christy Wilkins Ivey
Notary Public

My Commission expires:

Oct 9, 1991

**This instrument is executed on behalf of Medford O. Willer and wife, Lois A. Willer by Martha Ann Lamb as their Attorney in Fact pursuant to two Powers of Attorney which are being recorded prior to this instrument.

WARRANTY DEED

Medford O. Willer from

Dwayne A. Boyce and wife, Carolyn A. Boyce to

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Martha Ann Lamb
Affiant Martha Ann Lamb

Sworn to and subscribed before me this 26th day of February, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

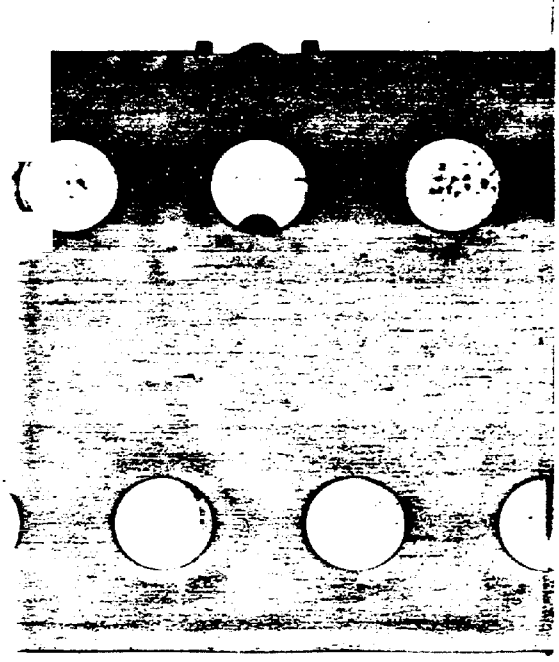
NOTARY PUBLIC AT LARGE

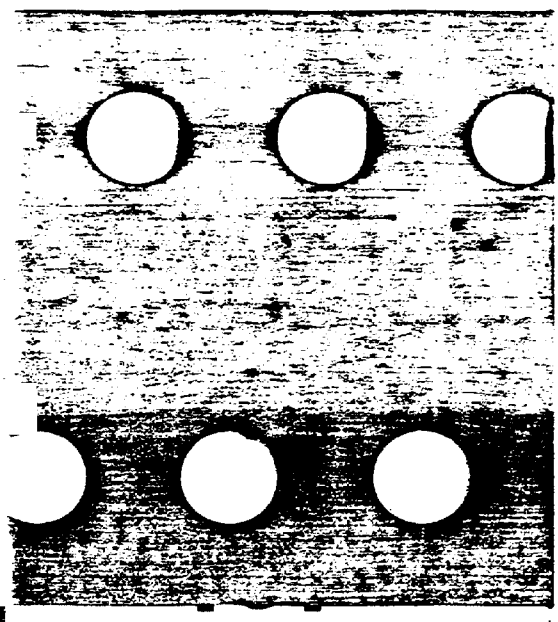
IDENTIFICATION REFERENCE

FEB 29 10 59 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

0.8.3.5.8.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7478 PAGE 983

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 74236.00
CON TX 207.76
PRFEE 0.50
WDEED 9.00
TOTAL 217.26
CHECK 217.26

02/29/88 01 11:01 0001 0835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.3.5.8.

IDENTIFICATION REFERENCE

FEB 29 10 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65557