FILE 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
L. Michelle Boyd	Dominion Bancshares Mortgage Corp	74-4-117
(NAME)	(NAME)	
630 Bell Road, Apt. 231	P.O. Box 4226	4D67310
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Fairfax, VA 22038	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 7525 PAGE 21

WARRANTY DEED

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS Cash in hand paid by the GRANTEE; L. MICHELL BOYD, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of a certain deed of trust executed by Jerry D. Fridrich and wife, Barbara W. Fridrich, to Donald L. Poleway and D. Gene Merrill, Trustees, of record in Book 6049, page 499, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

We, Charles H. Niver and wife, Ann R. Niver

6854 04/21 0101 03CHECK 160.50

have bargained and sold, and by these presents do transfer and convey unto the said L. Michelle Boyd

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of HERMITAGE HILLS SUBDIVISION, SECTION XII, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, located in the Fourth Civil District and more particularly described as follows:

BEGINNING at a point on the Westerly margin of Linden Green Drive, being the common corner of Lots Nos. 140 and 141; thence in a Southwesterly direction 165 feet to a monument; thence, N 14° 53' 55" W 104.15 feet to a point; thence, in a Northeasterly direction 172.4 feet to a point in the Westerly margin of Linden Green Drive 75.00 feet to a point, being the point of beginning.

Being the same property conveyed to CHARLES H NIVER and wife, MARY M. NIVER by deed from GERALD D. FRIDRICH and wife, BARBARA W. FRIDRICH, of record in Book 6443, Page 424, Register's Office for Davidson County, Tennessee. (The said Mary M. Niver, having since died.

APR 21 12 58 PM '88
D. G. WILKINSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

23437

unimproved ( )
This is improved (X) property, known as 739-741 Linden Green
(House Number) (Street)
Hermitage, TN 37076
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

Whenever 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 hands this 15th day of April, 19 88.

Ann R. Niver
ANN R. NIVER

Charles H. Niver
CHARLES H. NIVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7523 PAGE 22

Personally appeared before me the undersigned, a Notary Public in and for said County and State Charles H. Niver and wife, Ann R. Niver

the within named bargainor s, 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 seat at Madison, Tennessee, this 15th day of April, 19 88.

Joyce B. Deloache Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,981.05 This is equal to or greater than the property would bring at a fair and voluntary sale.

L. Michelle Boyd

Sworn to and subscribed before me this 15th day of April, 19 88

My commission expires 7-17-88 Notary Public Joyce B. Deloache

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

CHARLES H. NIVER, ET UX

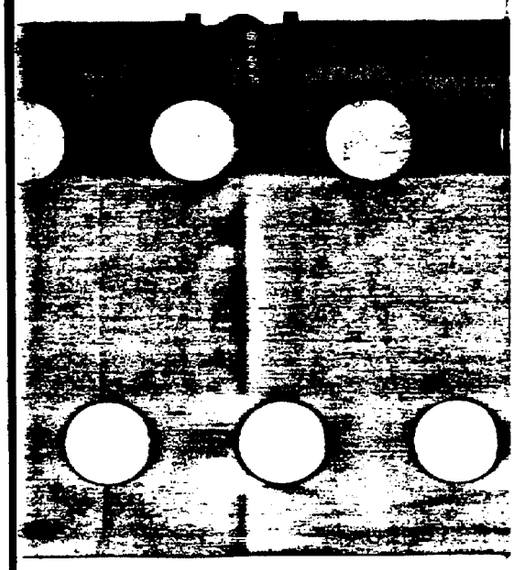
ANN R. NIVER

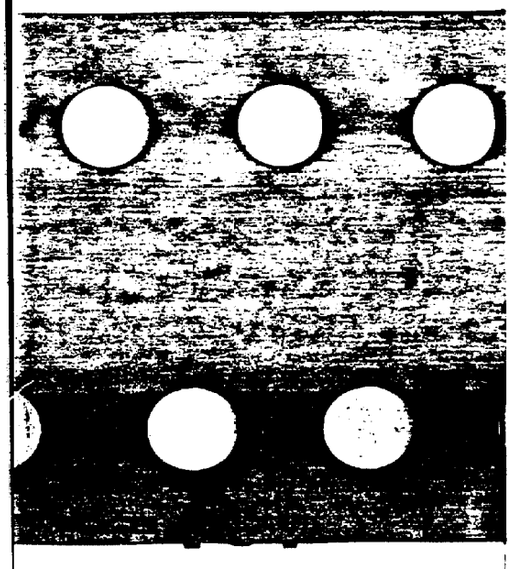
TO

L. MICHELLE BOYD

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 23

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 54981.05
CON TX 154.00
PRFEE 0.50
WDEED 6.00
TOTAL 160.50
CHECK ~~160.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~04/21/88 01 13:00 0001 6854~~

234337

IDENTIFICATION REFERENCE

APR 21 12 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82964