INSTRUMENT PREPARED BY:
LOCKERT & LOCKERT, LAWYERS
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

BOOK 7752 PAGE 669

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: ROHNEY BOYD
SEND TAX STATEMENTS TO SAME 3920 GALLATIN ROAD
MAP 61-15; NASHVILLE, TENNESSEE 37216
PARCELS 213 AND 232
15DZ-16080 15DZ-16075

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, being the assumption by ROHNEY BOYD of the entire unpaid balance of a deed of trust note dated February 9, 1987 and made payable to Arthur T. Gibbs and wife Dorothy D. Gibbs as recited in Book 7135, Page 696, said Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, We, ROY C. COAKLEY and MARIE COAKLEY, have bargained and sold, and by these presents to transfer and convey unto the said ROHNEY BOYD and LINDA F. BOYD the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in 11th Civil District of Davidson County, State of Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE DESCRIPTION

R. Wayne Coakley is deceased on December 11, 1988 and Roy C. Coakley and wife Marie Coakley were devised all his property as recorded in Will Book 2, Page 330, Register's Office for Cheatham County, Tennessee.

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 heirs and assigns, forever. And We do covenant with the said GRANTEES that I am 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 and 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.

ARTHUR T. GIBBS AND WIFE, DOROTHY D. GIBBS, join in this conveyance for the purpose to assent to the assumption by Rohney Boyd of the full indebtedness owed to them as described in deed of trust at Book 7135, Page 696, Register's Office for Davidson County, Tennessee, and file a release simultaneous with this warranty deed to release the estate of R. Wayne Coakley.

WITNESS OUR HAND, this the 14th day of JANUARY, 1989..

ROY C. COAKLEY

ARTHUR T. GIBBS

MARIE COAKLEY

DOROTHY D. GIBBS

ROHNEY BOYD

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Roy C. Coakley, Marie Coakley, Arthur T. Gibbs, Dorothy D. Gibbs, and Rohney Boyd, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 14th day of January, 1989.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $36,000.00.

Sworn to and subscribed before me, this the 14th day of January, 1989.

MY COMMISSION EXPIRES:
10/1/92

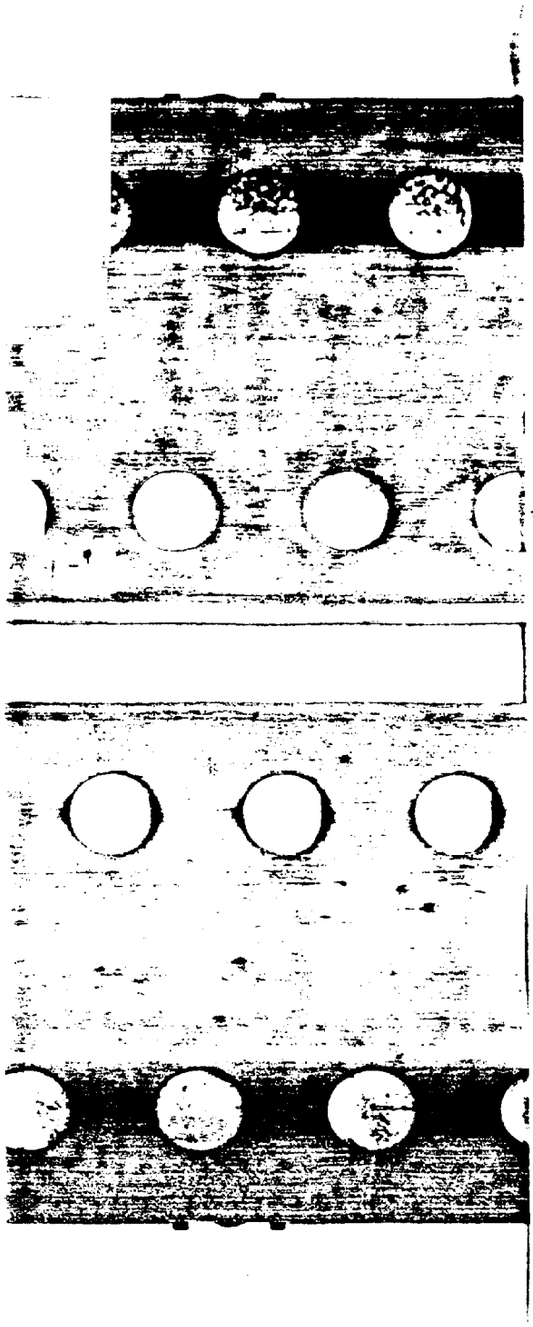
NOTARY PUBLIC

EXHIBIT "A"

DESCRIPTION OF PROPERTY ON WARRANTY DEED FROM ROY C. COAKLEY, ET UX., TO ROHNEY BOYD, to-wit:

TRACT 1:
Land in the 11th civil district of Davidson County, Tennessee, being in the northerly half of Lot No. 4 and the southerly half of Lot 5 on the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County.
Said parts of Lots Nos. 4 and 5 front together 55 feet on the easterly side of a 15 foot driveway which adjoins the Gallatin Road or the right-of-way of the Nashville-Gallatin Interurban Railroad, and run back 147 feet 3 inches, more or less, on the southerly line and 149 feet 4 inches, more or less, on the northerly line to the westerly line of Lots 74 and 75 on said Plan, and measures 55 feet thereon; and a 15 foot strip that extends north and south, being more specifically described in the above plat book and in Deed Book 4164, Page 562, Register's Office for Davidson County, Tennessee. TRACT II: Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 3 and the southerly one-half of Lot No. 4 and part of a 28 foot strip lying west of said Lots and adjacent to Gallatin Road, as shown on the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for said County. Said parts of said Lots and part of said 28 foot strip front 55 feet on the easterly side of Gallatin Road, as now located, and run back 175 feet 3 and one-half inch, more or less, on the northerly line and 173 feet 3 and one-half inch, more or less, on the southerly line, to a dead line, measuring 55 feet thereon. Being the same property conveyed to R. Wayne Coakley and Rohney Boyd, as tenants in common, by deed from Arthur T. Gibbs, et ux Dorothy D. Gibbs, which deed is of record at Book 7135, Page 692, Register's Office for Davidson County, Tennessee.

0 1 8 2 9
IDENTIFICATION REFERENCE
JAN 17 12 08 PM '89
6626 01/17 0101 03CHECK 128.50



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

RECEIVED OF _____

FOR _____

BOOK 7752 PAGE 672

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

CAMT 36000.00
CON TX 118.80
PRFEE 0.50
WDEED 9.00
TOTAL 128.30
CHECK 128.30

01/17/89 01 12:10 0001 6626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 8 2 9

IDENTIFICATION REFERENCE

JAN 17 12 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

No. 173280