THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Michael D. Boin
1413 Calvin Avenue
Nashville, TN 37206

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Ave., P.O. Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS:
MAP 83-5
PARCEL 415
23W-09035

WARRANTY DEED BOOK 7779 PAGE 112

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, Linda Ann Mattson, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael D. Boin and wife, Cindy Lampner Boin 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. 18 on the plan of Webb & Johnson's Subdivision, of record in Book 57, page 131, Register's Office for said County.

SAID Lot No. 18 fronts 50 feet on the northerly margin of Calvin Avenue, formerly Academy Place and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Linda Ann Mattson, unmarried by deed from Don Latture and wife, Betty Latture of record in Book 6510, page 474, Register's Office for Davidson County, Tennessee.

9985 02/24 0101 03CHECK 258.95

111297.

IDENTIFICATION REFERENCE

Feb 24 1 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 1413 Calvin Avenue, Nashville, TN 37206.

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 23rd day of February, 19 89.

Linda Ann Mattson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of February, 19 89, before me personally appeared Linda Ann Mattson, 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 s he executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-26-92

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 76,550.00.

Michael D Boin
Affiant

Subscribed and sworn to before me, this the 23rd day of February, 19 89.

My Commission Expires: 9-26-92

_____
Notary Public

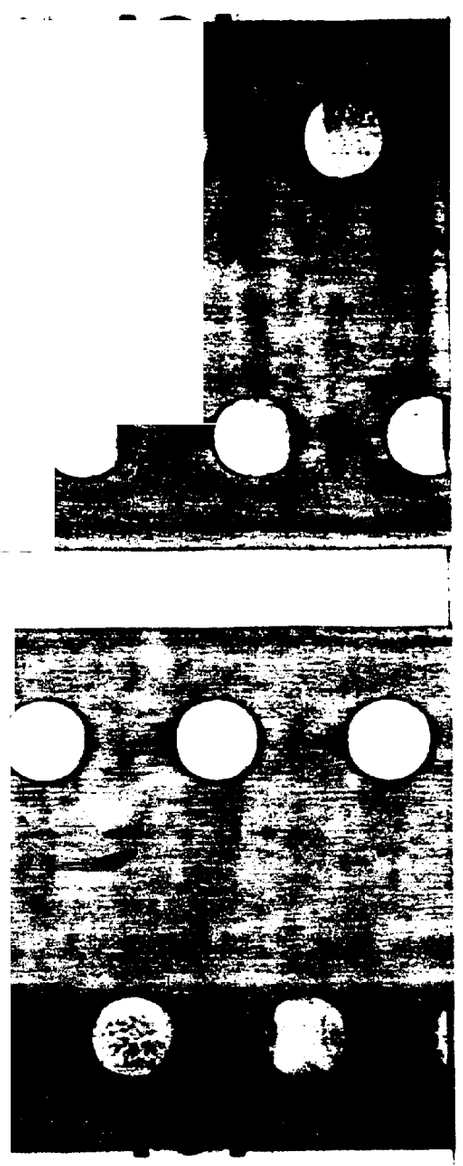
WARRANTY DEED

from:
Linda Ann Mattson, unmarried

to:
Michael D. Boin and wife,
Cindy Lampner Boin

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



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

RECEIVED OF _____

FOR _____

BOOK 7779 PAGE 114

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 76550.00
CON TX 252.45
PRFEE 0.50
WDEED 6.00
TOTAL 258.95
CHECK 258.95

02/24/89 01 13:02 0001 9985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11297

IDENTIFT REFERENCE

Feb 24 1 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184416