BOOK 780 : 204 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Sharon J. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Sharon J. Jones (NAME)	BancBoston Mortgage Corporation (NAME)	043-01-0
308 Sarver Avenue (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	128.00
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	11D 25215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Wilyard and wife, Deborah Jean Wilyard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon J. Jones, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot "D" on the corrected Map of W. P. Ready Subdivision of the Thornton Tract, of record in Book 332, Page 110, Register's Office, Davidson County, Tennessee, and described according to a survey by John Kohl, dated October 19, 1982 as follows:

BEGINNING at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, at a point 75 feet west of the common corner of Lots D & E; thence South 04 degrees 30 minutes West 230.0 feet to an iron pin; thence South 80 degrees 20 minutes West 60 feet to an iron pin; thence in a northerly direction 232.9 feet to an iron pin in the southerly margin of Sarver Avenue; thence with said avenue in an easterly direction 60 feet to the point of beginning.

Being the same property conveyed to James M. Wilyard et ux by deed from Penny L. Vandergriff, of record in Book 6702, Page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 30 9 30 AM '89
IDENTIFICATION REFERENCE
20394

This is { unimproved / improved } property, known as 308 Sarver Avenue, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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. Wherever 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 28th day of March, 19 89

James M. Wilyard

Deborah Jean Wilyard

James M. Wilyard

Deborah Jean Wilyard

STATE OF TENNESSEE
Davidson County

BOOK 7804 PAGE 205

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Wilyard and wife, Deborah Jean Wilyard

the bargainors 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 seal at Antioch, Tennessee this 28th day of March, 19 89

Commission Expires October 9, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

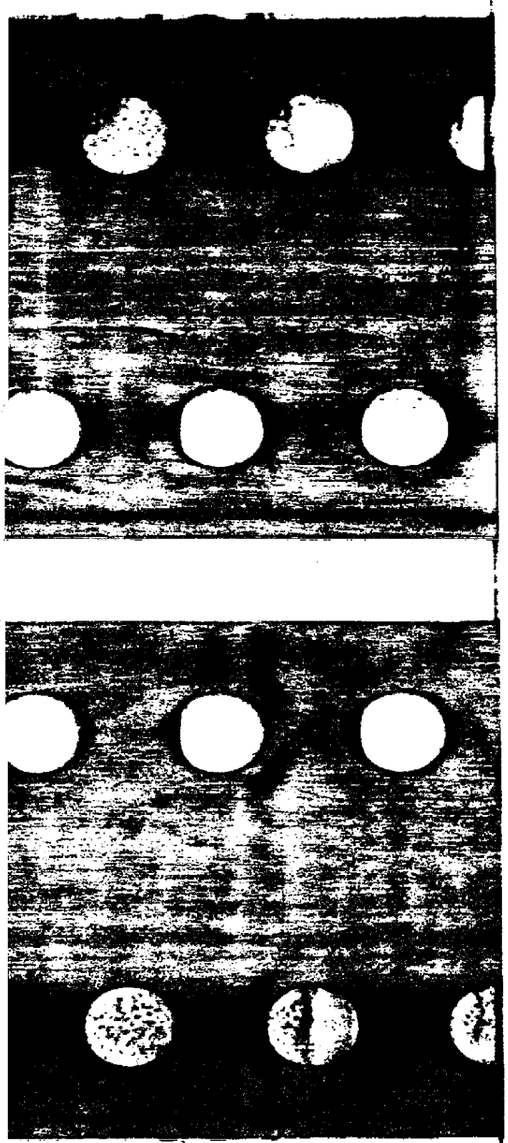
WARRANTY DEED

James M. Wilyard and wife, Deborah Jean Wilyard

Sharon J. Jones unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

0381 03/30 0101 03CHECK 154.67



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

RECEIVED OF _____

FOR _____

BOOK 7804 PAGE 206

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 44900.00
CON TX 148.17
PRFEE 0.50
WDEED 6.00
TOTAL 154.67
CHECK 154.67

03/30/89 01 09:31 0001 0381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20394

IDENTIFICATION REFERENCE

MAR 30 9 30 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 194853