ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
ROHNEY H. & STANLEY D.BOYD (NAME)	same (NAME)	Map 61-10
4013 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels: 58, 59 & 60
Nashville, TN 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7808 PAGE 90

For and in consideration of the sum of TEN and no/100 ($10.00) DOLLARS

and other good and valuable consideration, including but not limited to the assumption of the indebtedness of CAROLYN A. COOK as evidenced by a Promissory Note dated October 31, 1988, in the original principal amount of $85,000.00, said indebtedness which is secured by Deed of Trust of record in Book 7694, Page 416, Register's Office of Davidson County, Tennessee, with the present outstanding principal balance in the amount of $79,544.83, the balance of which ROHNEY H. BOYD and STANLEY D. BOYD, hereby exrpessly agree to assume,

CAROLYN A. COOK has
hereby bargained and sold, and by these presents do transfer and convey unto the said ROHNEY H. BOYD and STANLEY D. BOYD

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

SEE EXHIBIT "A" ATTACHED HERETO

2 1 7 0 5

IDENTIFICATION REFERENCE

APR 4 10 43 AM '89

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY, TENN.

RUSH

1945 04/04 0101 03CHECK 298.25

This is unimproved ( ) improved (X) property, known as 4013 Edwards Avenue (House Number) (Street)
Nashville (P. O. Address) Tennessee (City or Town) 37216 (Zip Code)

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.

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 31st day of March, 1989.

Stanley D. Boyd

Rohney H. Boyd

Carolyn A. Cook
CAROLYN A. COOK

BY: Richard A. Cook
RICHARD A. COOK, Attorney-in-Fact

STATE OF TENNESSEE BOOK 7808 PAGE 91

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RICHARD A. COOK, ~~to me known, or proved to me on the~~ basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of CAROLYN A. COOK and who acknowledged that he ~~the bargainor~~ ~~with whom I am personally acquainted or proved to me on the basis of satisfactory~~ evidence, and who acknowledged that ~~executed the within instrument for the~~ purposes therein contained, as the free act and deed of CAROLYN A. COOK.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 19 89.

My commission expires 7-9-89 Notary Public Lisa D. Haggard

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, 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 $ 87,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Rodney D. Boyd

Sworn to and subscribed before me this 31st day of March, 19 89.

My commission expires 7-9-89 Notary Public Lisa D. Haggard

This instrument was prepared by: & Return To:

John W. Stapp, IV, of MANIER, HEROD, HOLLABAUGH & SMITH

Name Address

2200 One Nashville Place, 150 Fourth Avenue North
Nashville, Tennessee 37219 (615)244-0030)

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A

TRACT NO. 1: BEING Lot No. 151 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office of said county.

Said Lot No. 151 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

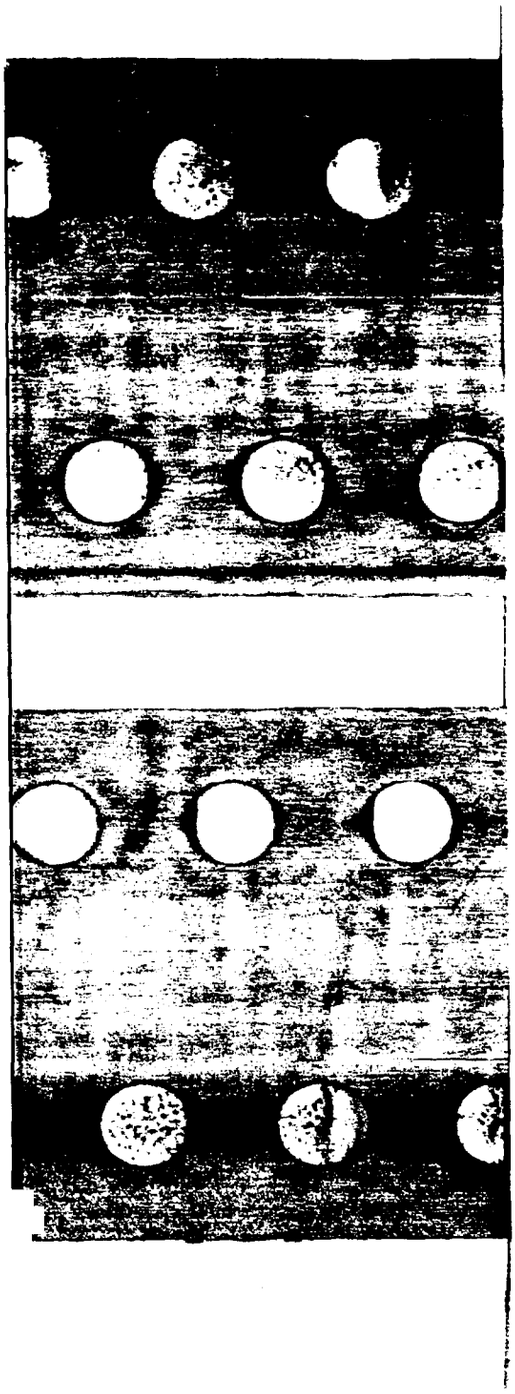
TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office for said county.

Said Lot No. 150 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

TRACT NO. 3: Being Lot No. 149 on the Map of Maplewood Heights, of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Carolyn Cook by deed from William Miller Watts and wife, Elsie Louise Watts of record in Book 2694, page 413.



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

RECEIVED OF _____

FOR _____

BOOK 7808 PAGE 93

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 87500.00
CON TX 288.75
PRFEE 0.50
WDEED 9.00
TOTAL 298.25
CHECK 298.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/89 01 10:44 0001 1945

217.05.

IDENTIFICATION REFERENCE

APR 4 10 43 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 196384