BOOK 7811 PAGE 933

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Ray F. Clark and wife,
Marianne Clark

TO

Phillip Larry Boyd and wife,
Pat C. Boyd

For draftsman's use

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Larry Boyd (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 95-12A-228
P.O. Box 298 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	3DZ-86024
Rogersville, Tenn 3785 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

23070

APR 7 1 23 PM '89

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 1989.

Notary Public

MY COMMISSION EXPIRES: My 10, 1990

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)----------**DOLLARS**

and other good and valuable consideration, the receipt of which is hereby acknowledged including the assumption and agreement to pay the unpaid balance of an original indebtedness of $65,000.00 secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 7608, page 700, Register's Office of Davidson County, Tennessee, RAY F. CLARK AND WIFE, MARIANNE CLARK

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

PHILLIP LARRY BOYD AND WIFE, PAT C. BOYD, their

.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 46 on the Plan of Cottage Place Condominiums of record in Book 6520, page 816-823, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ray F. Clark and wife, Marianne Clark by deed from Fidelity Federal Savings & Loan Association of Tennessee of record in Book 7608, page 697, said Register's Office.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of Cottage Place Condominiums, in Book 6520, page 745, amended in Book 6569, page 212, Book 6636, page 722, and Book 6902, page 829, said Register's Office.

Easement for water main running along the Lebanon Pike granted Bransford Realty Co. in Book 722, page 268 and Book 722, page 324, said Register's Office, and easement contained in Deed of record in Book 5256, page 398, said Register's Office, and a 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

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This is ( ) unimproved (X) improved property, known as 117 Cottage Lane #228, Nashville, Tennessee 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Larry Boyd and wife, Pat C. Boyd, their heirs and assigns, forever.

And we do covenant with the said Phillip Larry Boyd and wife, Pat C. Boyd, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

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 Phillip Larry Boyd and wife, Pat C. Boyd, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6th day of April, 1989

Ray F. Clark

Ray F. Clark

Marianne Clark

Marianne Clark

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray F. Clark and wife, Marianne Clark

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 Nashville, Tennessee, this 6th day of April, 19 89.

Notary Public

Commission Expires 5/13/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

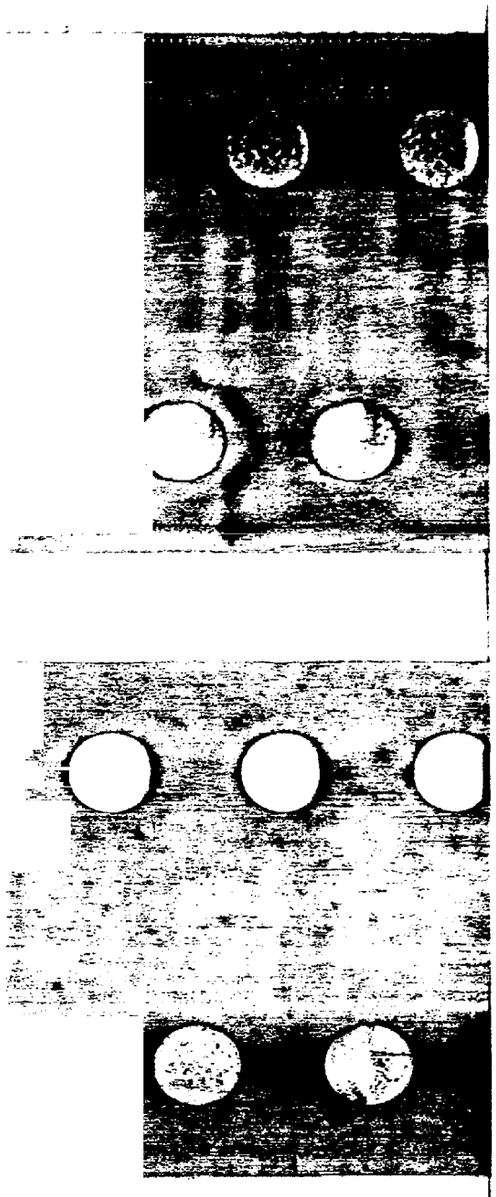
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

356704/07 0101 03CHECK 263.90



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

RECEIVED OF _____

FOR _____

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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 78000.00
CON TX 257.40
~~PRFEE 0.50~~
~~WDEED 6.00~~
TOTAL 263.90
CHECK 263.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/89 01 13:23 0001 3563

230720

IDENTIFICATION REFERENCE

APR 7 1 23 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 197977