BOOK 7898 PAGE 214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,300.00

Monroe J Boyd II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 89.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monroe J. Boyd, II (NAME)	BancBoston Mortgage Corportion (NAME)	MAP 94-12
1640 Lawncrest Drive (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	PARCEL 70
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	3DZ-85618

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, Equity Realty Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monroe J. Boyd, II and wife, Bambi S. Boyd

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:

LAND in Davidson County, Tennessee, being Lot No. 3 of the Resubdivision of Lot No. 34, Clovernook Subdivision, as of record in Plat Book 5200, page 709, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Equity Realty Group, Inc. by deed from Dennis T. Rosenhagen and wife, Sharon L. Rosenhagen, filed of record in Book 7830, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

5253 2

IDENTIFICATION REFERENCE

JUL 27 9 53 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9250 07/27 0101 03CHECK 205.99

This is unimproved ( ) improved (X) property, known as 1640 Lawncrest Drive, Nashville, TN 37217
(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 my hand this 25th day of July, 19 89

Equity Realty Group, Inc.

By:
George B. Kelley, President George B. Kelley

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George B. Kelly and ---------- with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and ---------- respectively of the Equity Realty Group, Inc. the within named bargainor, a corporation, and that (he / they) as such President and ---------- being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said George B. Kelly as such President, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at Nashville, TN on this the 25th day of July, 1989

My commission expires May 8, 1991

Notary Public

WARRANTY DEED

FROM

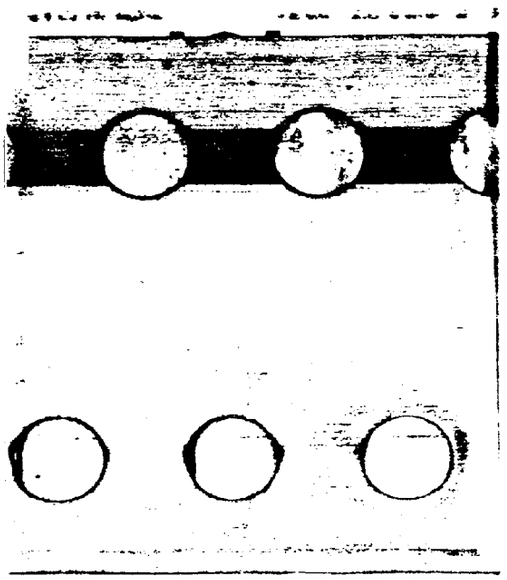
Equity Realty Group, Inc.

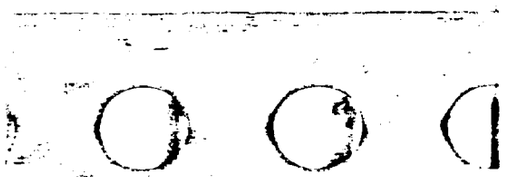
TO

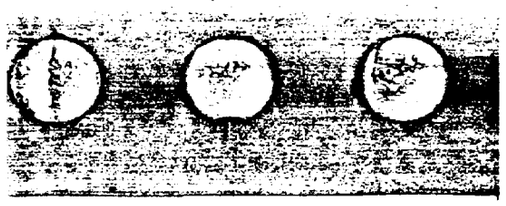
Robert J. Boyd, II and wife, [illegible] S. Boyd

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214







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 60300.00
CON TX 198.99
PRFEE 1.00
WDEED 6.00
TOTAL 205.99
CHECK 205.99

07/27/89 01 09:54 0001 9250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5252

IDENTIFICATION REFERENCE

JUL 27 9 53 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232871