File 1

FORM NO. WD-1

BOOK 7974 PAGE 868

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Milton D. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 89

Lee Stephens
Notary Public

MY COMMISSION EXPIRES: 10-4-92

(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
Milton D. Boyd (NAME)	National Mortgage Company (NAME)	84-1-0
2624 Solon Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	171.00
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, Calvin L. Tate and wife, Teresa L. Tate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Milton D. Boyd and wife, Madeline C. 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. 10 on the Plan of Rosebank Terrace, Section II of record in Book 5210, Page 31, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Calvin L. Tate by deed from Margie L. Williams, a single person, of record in Book 6231, Page 989, Register's Office for Davidson County, Tennessee.

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

Teresa L. Tate joins in theis conveyance for the sole purpose of conveying any marital rights she may have.

This instrument is executed on behalf of Teresa L. Tate by Calvin L. Tate as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 5859, Page 101, in the Register's Office for Davidson County, Tennessee.

78846

IDENTIF. TREFERENCE

Nov 2 1 48 PM '89

FELIX ... REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (XX) property, known as 2624 Solon Drive, Nashville, TN 37206
(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 31st day of October, 19 89

Calvin L. Tate

Calvin L. Tate

Teresa L. Tate
BY: Calvin L. Tate, Attorney-In-Fact
by Calvin L. Tate
attorney in fact

STATE OF TENNESSEE
Davidson County

BOOK 7974 PAGE 869

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin L. Tate

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 31st day of October, 1989.

Notary Public

Commission Expires 10-9-91

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 _____

0622 11/02 0101 03CHECK 196.09

WARRANTY DEED

FROM
Calvin L. Tate

TO
Milton D. Boyd and wife, Madeline C. Boyd

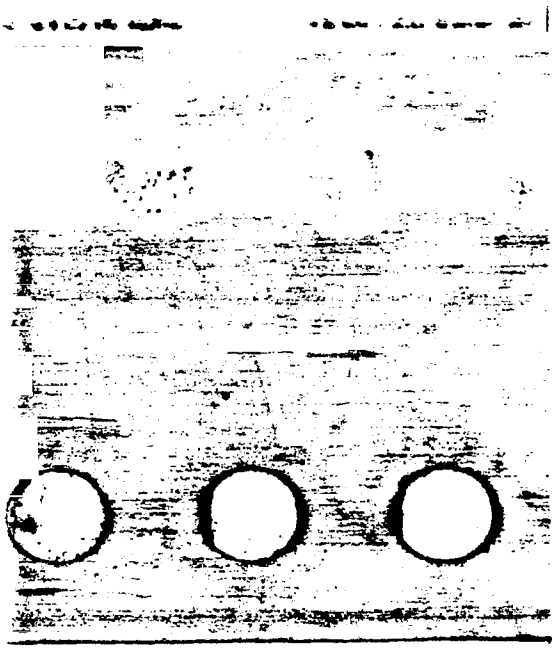
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

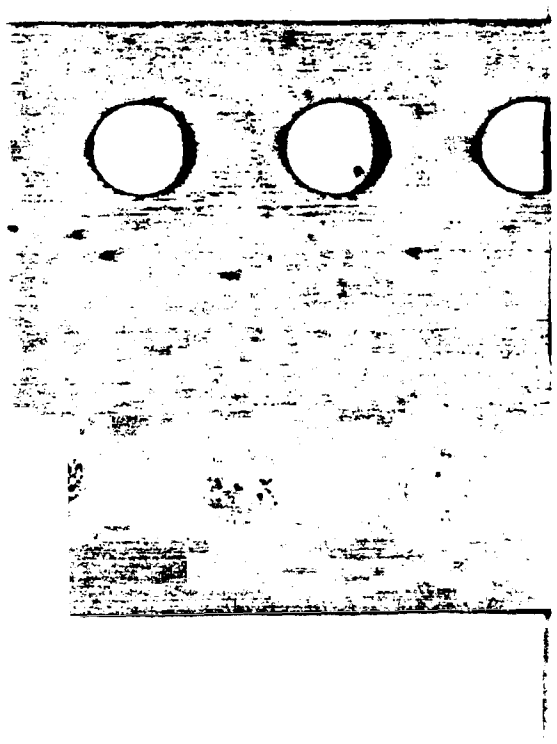
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 1989 before me personally appeared Calvin L. Tate the person who executed the foregoing instrument on behalf of Teresa L. Tate and acknowledged that he executed the same as the free act and deed of the said Teresa L. Tate, through Power of Attorney granted him by the said Teresa L. Tate.

Commission expires: 10-9-91

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 7974 PAGE 870

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 57300.00
				CON TX 189.09
				PRFEE 1.00
				WDEED 6.00
				TOTAL 196.09

CHECK 196.09
11/02/89 01 13:49 0001 0622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78846

IDENTIF. TREFERENCE

Nov 2 1 48 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263511