file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Aubrey Gregory 9617 West New Highway 96 Franklin, TN 37064	BancBoston Mortgage Corporation 7301 Baymeadows Way Jacksonville, FL 32256	09D 45875 178-00-039

WARRANTY DEED

BOOK 8000 PAGE 654

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Thomas R. Mathias and wife, Sheila B. Mathias

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Aubrey Gregory

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner, & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the westerly margin of West New Highway 96 and the southerly line of the property conveyed to M. J. Groves, et ux, as recorded in Book 1515, page 188, Register's Office for Davidson County, Tennessee; thence with said margin of West New Highway 96, in a southerly direction, south 7 degrees 29 minutes east, 42.8 feet to a point, the beginning of a curve; thence continuing with said margin, with a curve having a chord of south 27 degrees 00 minutes east, 243.6 feet to a point; thence south 20 degrees 56 minutes west, 160.3 feet to a point; thence south 7 degrees 02 minutes west, 115.00 feet to a point; thence leaving said westerly margin of West New Highway 96, in a westerly direction, north 84 degrees 28 minutes west, 660.2 feet to the center of the South Harpeth River; thence with the meanders of the center line of South Harpeth River, in a northeasterly direction, north 17 degrees 46 minutes east, 154.1 feet; thence north 34 degrees 34 minutes east, 330.6 feet; thence north 36 degrees 54 minutes east, 96.3 feet to the southerly line of said property conveyed to Groves; thence leaving said River, with Groves' southerly line, in an easterly direction, south 88 degrees 12 minutes east, 395.0 feet to the westerly margin of West New Highway 96 and the point of beginning.

BEING the same property conveyed to Thomas R. Mathias and wife, Sheila B.

This is (~~not~~) improved property, known as 9617 West New Highway 96, Franklin, TN 37064.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of December, 1989.

Sheila B. Mathias

Thomas R. Mathias

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of December, 1989, before me personally appeared Thomas R. Mathias and wife, Sheila B. Mathias, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

PERRY L. KYLE, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 8000 PAGE 655

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 5th day of December, 1989.

My Commission Expires: 9/24/92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Continuation of Warranty Deed

Mathias by deed from Walker L. Arnold and wife, Betty Jeanne Arnold of record in Book 5348, page 82, Register's Office for Davidson County, Tennessee.

87690

IDENTIF. REFERENCE

Dec 7 10 11 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

2643 12/07 0101 03CHECK 634.00

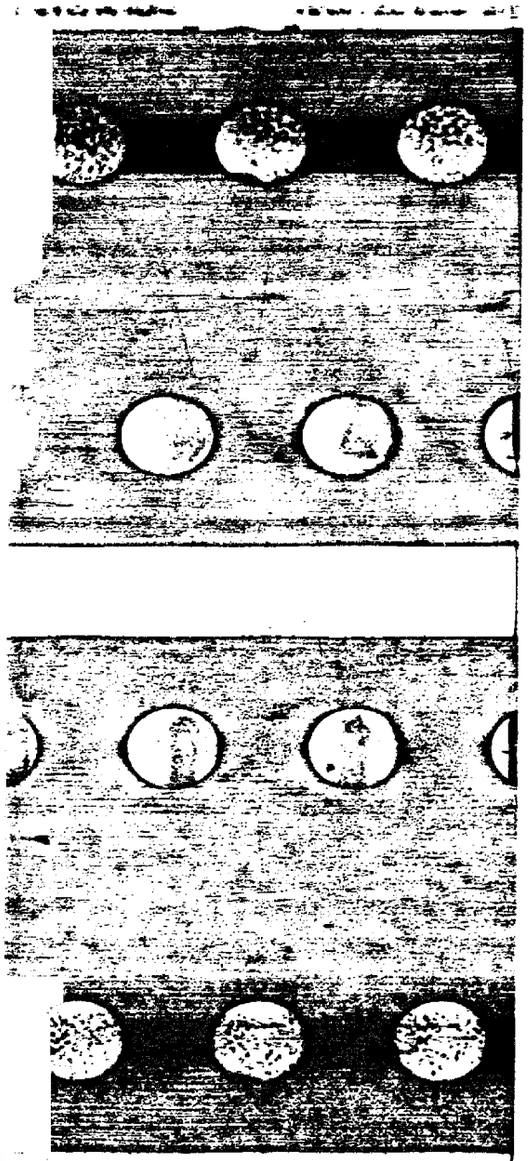
WARRANTY DEED

from:
Thomas R. Mathias and wife, Sheila B. Mathias

to:
Aubrey Gregory

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28907



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

RECEIVED OF _____

FOR _____

BOOK 8000 PAGE 656

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 190000.00
CON TX 627.00
PRFEE 1.00
WDEED 6.00
TOTAL 634.00
CHECK 634.00

12/07/89 01 10:10 0001 2643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8769.0

IDENTIF. †REFERENCE

DEC 7 10 11 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 273834