BOOK 8004 PAGE 427 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 1989

Notary Public

MY COMMISSION EXPIRES: 3/24/90

(AFFIX SEAL)

File # 25546
Loan # 4783171

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN R. FRANCE (NAME)	BancBoston Mortgage Corporation (NAME)	84-8
2814 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	2
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Jacksonville, Florida 32256 (CITY) (STATE) (ZIP)	3DZ 45425

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 GERALD BRIAN KAUFFMAN and wife, DIANE EVANS DUVALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN R. FRANCE and wife, JAMIE D. FRANCE

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. 14 on the Plan of Sunny Acres, Section II, of record in Book 2663, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gerald Brian Kauffman and wife, Diane Evans Duvall, by deed from Pete Lunati and wife, Barbara Lunati, of record in Book 7189, Page 31, Register's Office for Davidson County, Tennessee.

89 U.47

IDENTIF. REFERENCE

Dec 13 3 21 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

X
unimproved ( )
This is improved ( ) property, known as 2814 Windemere Drive, Nashville, TN 37214
(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 our hands this 30th day of November, 1989

GERALD BRIAN KAUFFMAN

DIANE EVANS DUVALL

BOOK 8004 PAGE 428

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD BRIAN KAUFFMAN and wife, DIANE EVANS DUVALL

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 30th day of November, 19 89.

Commission Expires 9/14/90

Notary Public

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 _____

WARRANTY DEED

FROM

GERALD BRIAN KAUFFMAN

DIANE EVANS DUVALL

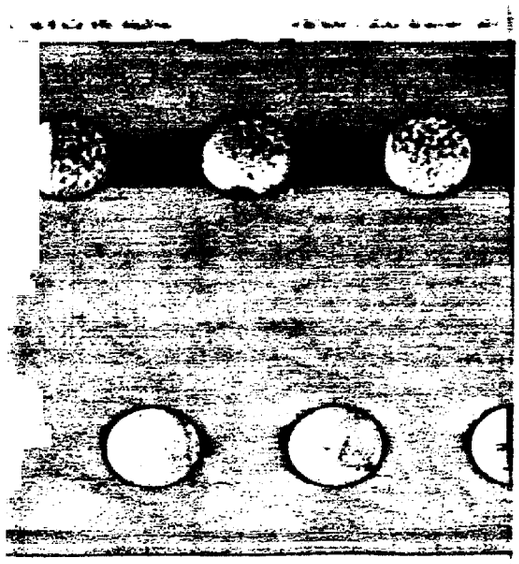
TO

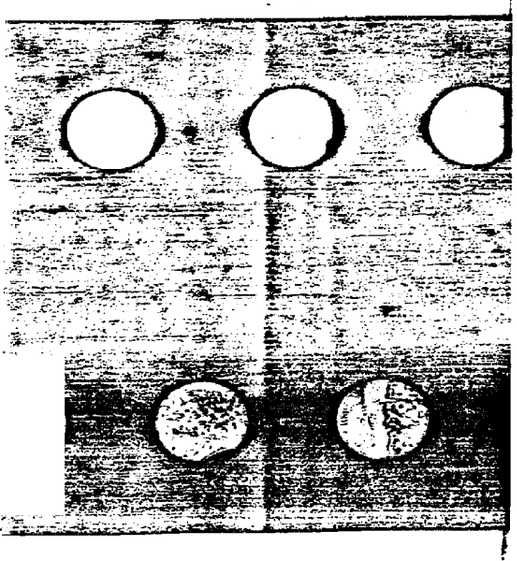
STEVEN R. FRANCE

JANIE D. FRANCE

Saturn & Mazer, Attorneys
Row 1
Box 7

4372 12/13 0101 03CHECK 333.70





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

RECEIVED OF _____

FOR _____

BOOK 8004 PAGE 429

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 99000.00
				CON TX 326.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 333.70
				CHECK 333.70
12/13/89	01			15:18 0001 4372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89047

IDENTIF. REFERENCE

Dec 13 3 21 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 275542