FILE NO. 25819 FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,151.29

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 19 90

Notary Public

MY COMMISSION EXPIRES 9/10/90
(AFFIX SEAL)

BOOK 8029 PAGE 793

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
WILLIAM DICKEY ROY et ux (NAME)	BANCBOSTON MORTGAGE CORPORATION (NAME)	150-7-352
3004 Country Meadow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	2DX 04981
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	Jacksonville, Florida 32231 (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, DAVID H. GOOLSBY and SANDRA K. GOOLSBY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM DICKEY ROY and wife, SHIRLEY ROY

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. 227 on the Plan of the Country, Section 6A, as of record in Book 5200, page 667, Register's Office for said County.

BEGINNING at a point said point being the southwesterly corner of Lot 227 and further being the common corner of Lots 227 and 226; thence northerly 75.49 feet to a point in the southerly margin of Country Meadow Road; thence southerly with said margin 36.99 feet along a curve to a point; thence continuing with said margin easterly 35 feet to a point; thence southeasterly 151.93 feet along the common borders of lots 227 and 228 to a point; thence southwesterly 81.75 feet to a point; thence northwesterly 182 feet along the common borders of Lots 227, 226, and 225 to the point of beginning.

BEING the same property conveyed to David H. Goolsby and wife, Sandra K. Goolsby by deed from Randall Phillips Builders, Inc., of record in Book 6330, page 42, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to MORTGAGE TRUST COMPANY, of record in Book 6940, page 491, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH BANCBOSTON MORTGAGE CORPORATION.

The property is known as XX property, 3004 Country Meadow Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with its 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, except as otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of January, 19 90

DAVID H. GOOLSBY

SANDRA K. GOOLSBY

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DAVID H. GOOLSBY and wife, SANDRA K. GOOLSBY

the bargainor__s__, 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 18th day of January, 19 90.

Commission Expires 9/11/90

_____ 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

TO

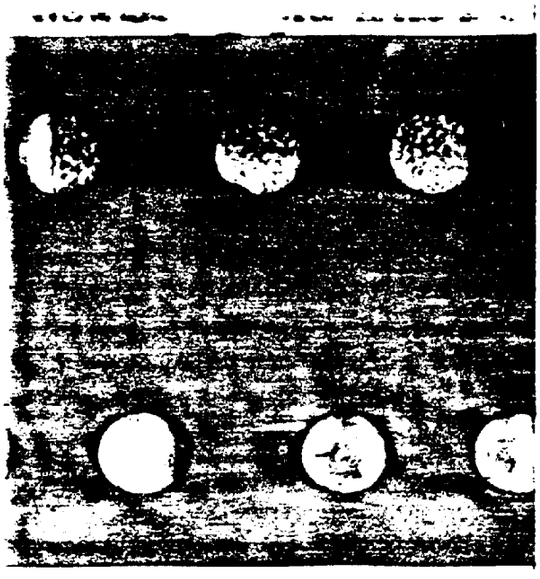
IDENTIFICATION REFERENCE

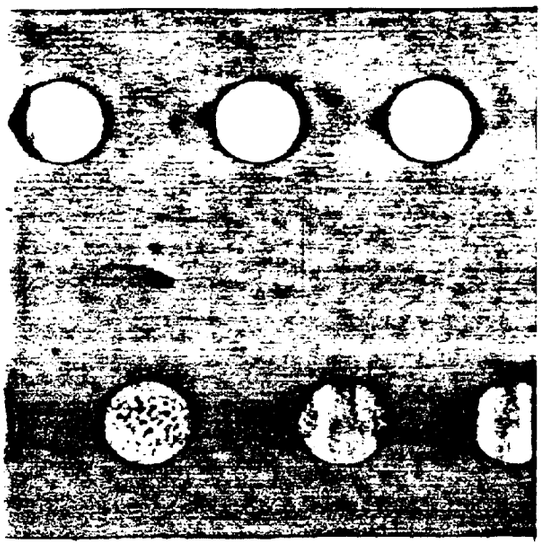
9.7.90 o.

JAN 22 | 12 PM '90

DAVIDSON COUNTY, TN

1990 01/22 0101 03CHECK 297.00





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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88151.29
CON TX 290.89
PRFEE 1.00
MDEED 6.00
TOTAL 297.89
CHECK 297.89

01/22/90 01 13:15 0001 4946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97906

IDENTIFT REFERENCE

JAN 22 1 12 PM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 286033