THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 8037 PAGE 4

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ANDREW HOYAL, II	FIRST TENNESSEE BANK	MAP 103-10
(NAME)	(NAME)	
5707 Vineridge Drive	P.O. Box 1000 Dept. 47	PARCEL 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38148	8DA 57985
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100---------- Dollars.

JENIFER DAWN RODGERS, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES ANDREW HOYAL, II, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 75 on the Plan of Brookside Courts, Addition 4, Section 4, as of record in Book 2083, page 59, 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 Jenifer Dawn Rodgers, unmarried, by deed from Douglas G. Garner, unmarried, of record in Book 7187, page 963, Register's Office for Davidson County, Tennessee.

00670

IDENTIF. REFERENCE

FEB 1 8 53 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

9143 02/01 0101 03CHECK 320.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me this the 30th day of January 19 90

Affiant

My commission expires March 11, 1990
(Affix Seal)

Notary Public

J. A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved ( ) unimproved (X) property, known as 5707 Vineridge Drive, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 January 19 90 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JENIFER DAWN RODGERS

BOOK 8037 PAGE 5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* JENIFER DAWN RODGERS, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January *19* 90.

Notary Public
Mitchell A. Watts

Commission expires March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

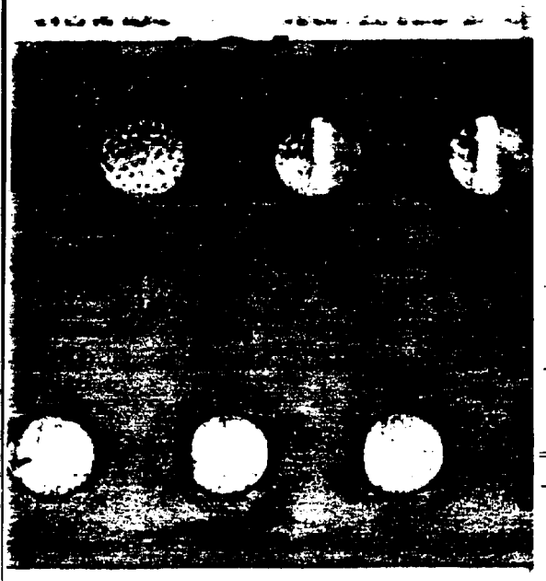
WARRANTY DEED

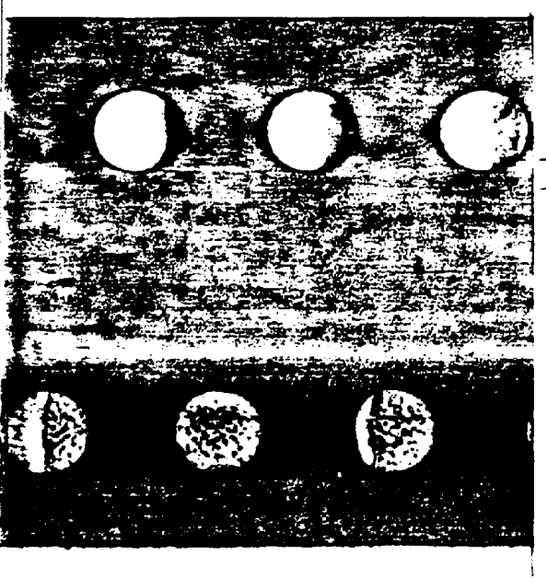
FROM

JENIFER DAWN RODGERS, unmarried

TO

JAMES ANDREW HOYAL, II, unmarried





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 6

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	95000.00
CON TX	313.50
PRFEE	1.00
WDEED	6.00
TOTAL	320.50
CHECK	320.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/01/90 08:50:0001 9143

00670

IDENTIF. REFERENCE

FEB 1 8 53 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289184