Box 22

BOOK 8039 PAGE 537

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

James E Fly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 90

Notary Public

MY COMMISSION EXPIRES: 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
James E. Fly (NAME)	BancBoston Mortgage Corporation (NAME)	31-0-55
3277 Priest Wood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 44090 (STREET ADDRESS)	10D-08650
Nashville, TN 37214 (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, Bobby Sellers and wife, Jacquelyn Sellers, Joy Fox and R. L. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Fly and wife, Janice M. Fly and Thomas T. Champion and wife, Gail Champion

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:

PLEASE SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Bobby Sellers by deed from Carl G. Steakley, unmarried of record in Book 6952, page 413, and re-recorded in Book 6966, page 55, Register's Office for Davidson County, Tennessee. Bobby Sellers and wife, Jacquelyn Sellers having conveyed a 1/3 undivided interest to Joy Fox and a 1/3 undivided interest to R. L. Moore by Quitclaim Deed of record in Book 8039, page 535, said Register's Office.

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 of record in Book 6627, page 289, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantees.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is to certify that Joy Fox and Joy L. Fox are one and the same person.

unimproved ( )
This is improved (X) property, know as 4801 Lickton Pike, Whites Creek, TN 37189
(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 convenant 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 hand s this 1st day of February, 19 90

Bobby Sellers

Jacquelyn Sellers

Joy Fox

R. L. Moore

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Sellers and wife, Jacquelyn Sellers and Joy Fox and R. L. Moore

the bargainors, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 19 90.

Commission expires 9/25/93

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

WARRANTY DEED

FROM

Bobby Sellers and wife, Jacquelyn Sellers, Joy Fox and R. L. Moore

TO

James E. Fly and wife, Janice M. Fly and Thomas T. Champion and Gail Champion

EXHIBIT "A"

LAND in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the East margin of Lickton Pike, southwest corner of Book 5051, page 991; thence with the south line of same, South 71 degrees 22 minutes 54 seconds East with a fence 261.88 feet to an iron pin, southwest corner of Book 3897, page 851; thence with three lines of same running West of an existing fence, North 54 degrees 31 minutes 57 seconds East 232.43 feet to an existing iron pin, North 30 degrees 25 minutes 42 seconds East 210.16 feet to an existing iron pin, and North 17 degrees 22 minutes 59 seconds East 167.04 feet to an existing iron pin, southeast corner of Book 3892, page 518; thence with the east line of same, North 4 degrees 52 minutes 16 seconds East 165.72 feet to a hackberry; thence with a fence North 17 degrees 34 minutes 03 seconds East 57.97 feet to a 15 inch elm; North 78 degrees 27 minutes 41 seconds East 28.75 feet to a 6 inch elm; and North 06 degrees 23 minutes 40 seconds East 61.37 feet to a tree in the fence; thence with the fence and with the south line of Book 2338, page 463; North 20 degrees 31 minutes 43 seconds East 18.70 feet to a tree; South 64 degrees 55 minutes 42 seconds East 7.94 feet to a post; and North 37 degrees 00 minutes 34 seconds East 47.13 feet to a hackberry; South 82 degrees 43 minutes 57 seconds East 97.98 feet to a post and South 85 degrees 36 minutes 14 seconds East 117.29 feet to an iron pin this survey in the west right-of-way of Interstate 24; thence South 08 degrees 55 minutes 20 seconds East 213.0 feet to a monument; South 09 degrees 46 minutes 00 seconds East 255.14 feet to a monument; South 36 degrees 16 minutes 19 seconds East 46.48 feet to a monument; South 03 degrees 01 minute 09 seconds West 71.51 feet to a monument; and thence with a curve to the left, delta of 00 degrees 50 minutes 27 seconds, radius of 3,488.75 feet, a distance of 51.19 feet to an iron pin this survey; thence leaving said right-of-way with a fence and the north line of Book 1344, page 60; North 82 degrees 51 minutes 04 seconds West 260.77 feet to the center of Whites Creek; thence with creek the following six calls: South 67 degrees 40 minutes 53 seconds West 132.58 feet, South 41 degrees 23 minutes 53 seconds West 167.84 feet, South 58 degrees 17 minutes 15 seconds West 73.08 feet, South 71 degrees 55 minutes 32 seconds West 222.15 feet South 20 degrees 50 minutes 48 seconds West 149.70 feet and South 05 degrees 20 minutes 07 seconds West 98.47 feet; thence leaving said creek and with the north line of Book 4574, page 588, North 03 degrees 55 minutes 08 seconds West, running south of an existing fence 241.28 feet to the east margin of Lickton Pike; thence with said margin, North 02 degrees 59 minutes 16 seconds East 294.26 feet to the BEGINNING; containing 8.33 acres more or less.

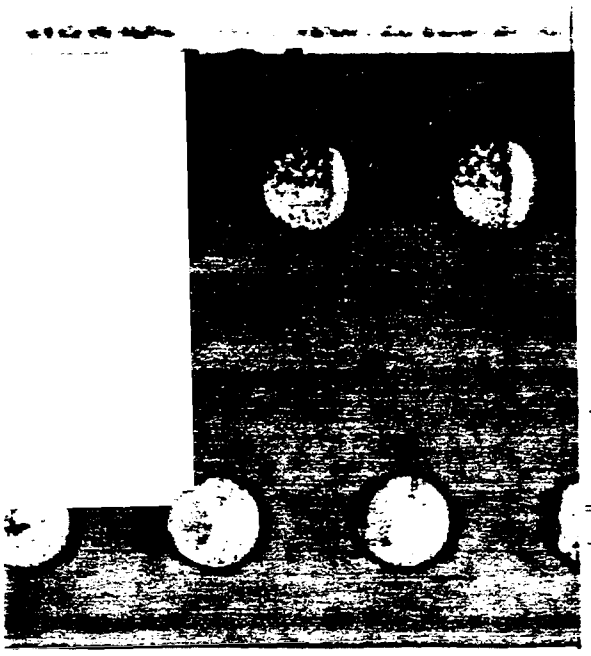
0148 02/05 0101 03CHECK 260.80

01529

IDENTIF. TREFERENCE

FEB 5 9 51 AM '90

DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

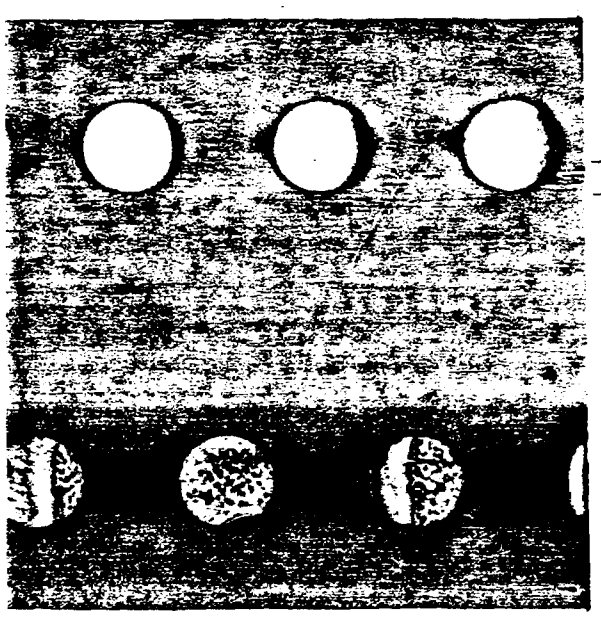
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	76000.00
CON TX	250.80
PRFEE	1.00
WDEED	9.00
TOTAL	260.80
CHECK	260.80

02/05/90 01 09:52 0001 0148



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 1 5 2 9

IDENTIF. REFERENCE

FEB 5 9 51 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 290178