Ex 1

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

William Earl Boeglin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 90.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
William Earl Boeglin (NAME)	Troy & Nichols, Inc. (NAME)	134-13-0
233 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	131.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	5DU 07787

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, L. Dwayne Powers and wife, Michelle Marie Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Earl Boeglin and Martha Ellen G. Boeglin

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. 216 on the Plan of Kenilworth Estates, Section 4 of record in Plat Book 3300, Pages 34, 35, and 36, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to L. Dwayne Powers and wife, Michelle Marie Powers by deed of record in Book 5067, Page 885, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

14699

IDENTIF. REFERENCE

MAR 30 9 14 AM '90

DAVIDSON COUNTY

7049 03/30 0101 03CHECK 221.17

This is unimproved ( ) improved ( ) property, known as 233 Paragon Mills Road, Nashville, TN 37211
(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 29th day of March, 19 90

L. Dwayne Powers

Michelle Marie Powers

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 ~~L. Dwayne Powers and wife,~~ Michelle Marie Powers _____

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 ~~Antioch~~, Tennessee, this ~~29th~~ day of March, 19~~90~~.

Jan Stephens Notary Public

Commission Expires October 9, 1991

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
L. Dwayne Powers and wife,
Michelle Marie Powers

TO
William Earl Boeglin and Martha Ellen G. Boeglin

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

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 64900.00
CON TX 214.17
PRFEE 1.00
WDEED 6.00
TOTAL 221.17
CHECK 221.17

03/30/90 01 09:13 0001 7049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14699

IDENTIF. TREFERENCE

MAR 30 9 14 AM '90

DAVIDSON COUNTY T.C.

No. 305458