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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 1990

Notary Public

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO (Mortgagee)	MAP-PARCEL NUMBERS
Donald Troutman (NAME)	Premier Mortgage Corporation (NAME)	MAP 83-01
1013 W. Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	1321 Murfreesboro Road, Suite605 (STREET ADDRESS)	PAR. 110
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	27W 22505

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, Thomas H. Yeargan, Jr. and wife, Janice A. Yeargan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Troutman and Danae Boatwright, both unmarried

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:

BEING Lot 40 & the westerly 8" of Lot 41, Jones & Bradford Subdivision, as of record in Plat Book 161, Page 142, Register's Office, Davidson County, Tennessee.

Said Lot 40 & the westerly 8" of Lot 41 front together 50.67 feet along the northerly margin of W. Sharpe Avenue and run back between parallel lines 154.5 feet to an alley, according to a survey made by Wright & Associates, 2716 Crestdale Drive, Nashville, TN. 37214, License # 1014, said survey dated June 29, 1990.

Being the same property conveyed to Thomas H. Yeargan, Jr. and wife, Janice A. Yeargan by deed from Steven Wayne Cole and wife, Teresa A. Cole and Forrest J. Eurton, Jr. and wife, Kathleen A. Eurton d/b/a Cole & Eurton of record in Book 7661, Page 616, Register's Office for Davidson County, Tennessee.

9056 07/11 0101 03CHECK 155.50

This is unimproved ( ) improved (X) property, known as 1013 W. Sharpe Avenue, Nashville, TN. 37206
(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 6th day of July, 1990

Thomas H. Yeargan, Jr.

Janice A. Yeargan

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 Thomas H. Yeargan, Jr. and wife, Janice A. Yeargan

the bargainor(s), 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 6th day of July, 1990.

Commission expires 3/27/93

Notary Public

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

WARRANTY DEED

FROM
Thomas H. Yeargan, Jr.

Janice A. Yeargan

TO
Donald Troutman

Danae Boatwright

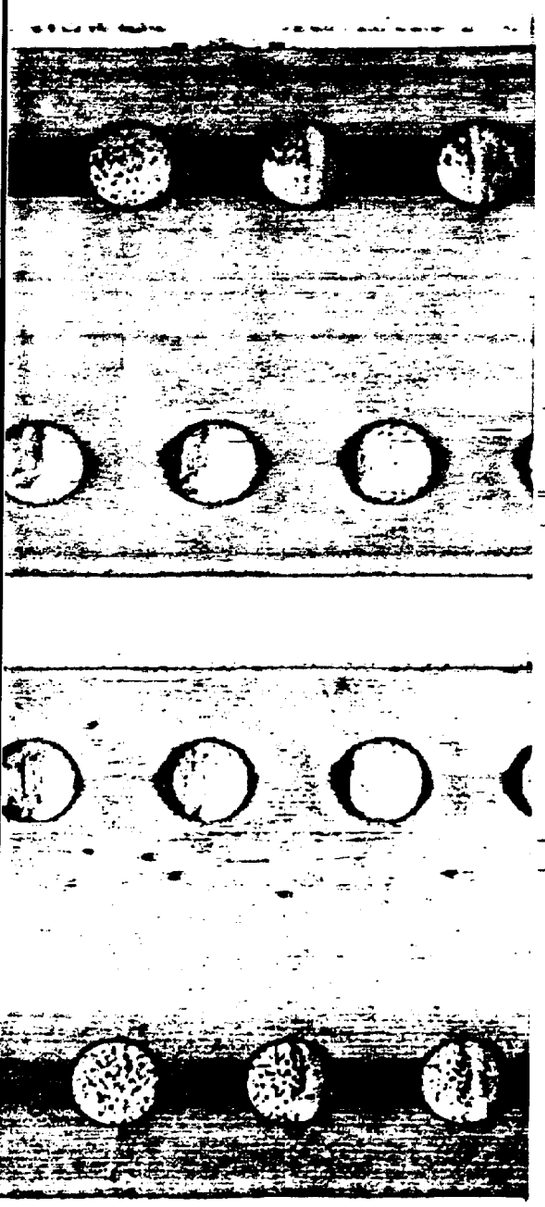
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

40648

IDENTIFICATION REFERENCE

Jul 11 2 05 PM '90

FELIX Z WILSON III REGISTER
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 45000.00
CON TX 148.50
PRFEE 1.00
MDEED 6.00
TOTAL 155.50
CHECK 155.50

07/11/90 01 14:07 0001 9056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40648

IDENTIFI REFERENCE

JUL 11 2 05 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335915