File Box 24

FORM NO. WD-1

BOOK 8188 PAGE 756

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-10-93

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO (Mortgagee)	MAP-PARCEL NUMBERS
Shelby J. Niles (NAME)	BancBoston Mortgage Corporation (NAME)	15DZ-10135
1315 Howard Avenue (STREET ADD. RFD OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	MAP 72-3
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32256 (CITY) (STATE) (ZIP)	PARCEL 167

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, Katherine S. Brent, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelby J. Niles and Travis A. Niles, as joint tenants with right of surviorship.

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 the easterly half of Lot No. 154 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl, 400 7th Avenue, South, Nashville, TN. 37203, License No. 100, dated July 31, 1990, as follows: SAID part of Lot No. 154 fronts 50 feet on the northerly margin of Howard Avenue and runs back between parallel lines, 205 feet to a dead line in the rear, whereon it measures 50 feet.

Being the same property conveyed to Opie W. Brent and wife, Katherine S. Brent by deed from The Equitable Life Assurance Society of the United States of record in Book 1118, Page 164, Register's Office for Davidson County, Tennessee.

The said Opie W. Brent is now deceased.

This conveyance is subject to a Driveway Agreement, of record in Book 7822, Page 943, Register's Office, Davidson County, Tennessee.

5813 09/04 0101 03CHECK 233.05

IDENTIFICATION REFERENCE 47.07.

SEP 4 3 22 PM '90

FEE & WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is improved (X) property, known as 1315 Howard Avenue, Nashville, TN. 37216
unimproved ( ) (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 my hand this 31st day of August, 19 90

Katherine S. Brent

Katherine S. Brent

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 Katherine S. Brent, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August 1990.

Commission expires 5.2.93

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

Katherine S. Brent FROM

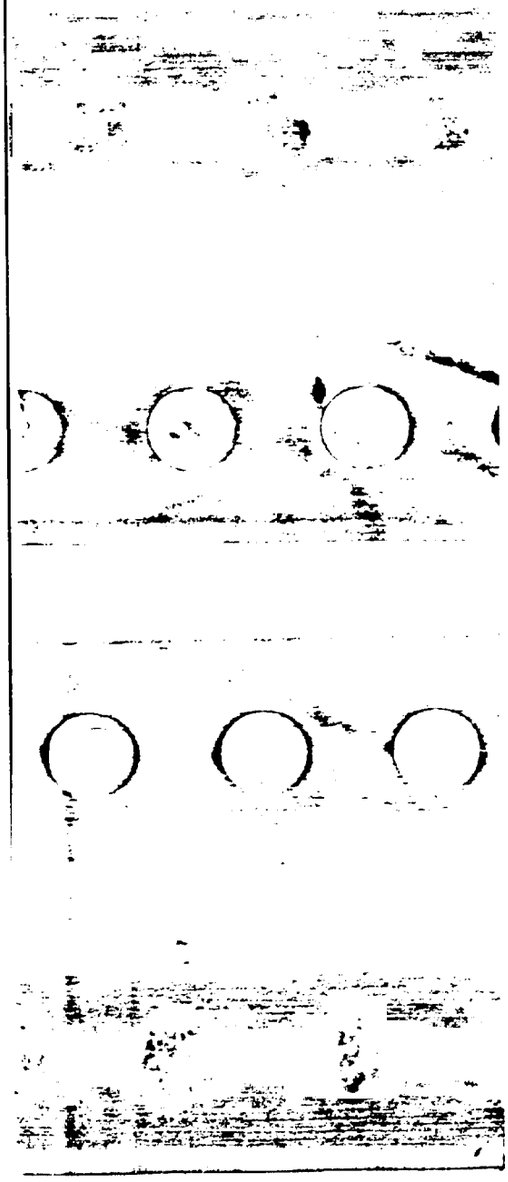
Shelby J. Niles TO

Travis A. Niles

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68500.00
CON TX 226.05
PRFEE 1.00
MDEED 6.00
TOTAL 233.05
CHECK 233.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/90 01 15:23 0001 5813

5 4 7 0 7

IDENTIFICATION

SEP 4 3 22 PM '90

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

No. 352502