THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00263048
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benlynn K. Boyle (NAME)	First American National Bank (NAME)	MAP 118-9
1121 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 241954 (STREET ADDRESS)	PARCEL 254
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38124-1954 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Benlynn K. Boyle and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8303 PAGE 327

Denis Rowe and wife, Nancy Long Rowe

have this day bargained and sold, and do hereby transfer and convey unto the said Benlynn K. Boyle, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot 5-B, Zone Lot Division of Lots 2, 3, 4, 5 & 7, Granclift Subdivision, of record in Book 6250, page 305, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denis Rowe, unmarried, by deed from Aberdeen Properties of record in Book 6498, page 18, Register's Office of Davidson County, Tennessee.

95 15 TRANSFER TAX 0815 03/04 0101 03CHECK 304.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me this the 28th *day of* February *19* 91

Affiant Benlynn K Boyle

My commission expires 1-22-95 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved ( ) property, known as 1121 Clifton Lane, Nashville, TN 37204
(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 28th *day of* February *19* 91 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Denis Rowe

Nancy Long Rowe

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Denis Rowe and Nancy Long Rowe

the within named 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 Nashville, *Tennessee, this* 28th *day of* February, *19* 91

Cynthia O'Dell *Notary Public*

Commission expires 1-23-93

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

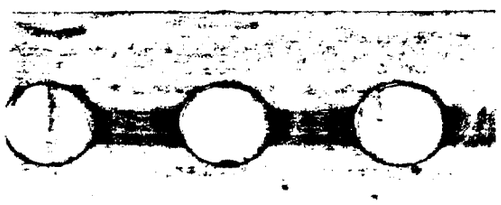
FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8303 PAGE 329

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 90000.00
CON TX 297.00
PRFEE 1.00
WDEED 6.00
TOTAL 304.00
CHECK 304.00

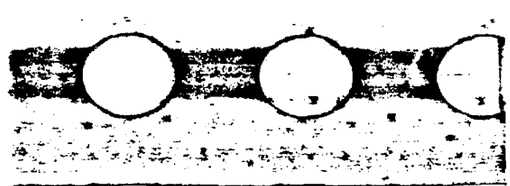
03/04/91 01 15:54 0001 0815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96785

IDENTIF. REFERENCE

Mar 1 3 52 PM '91



No. 401646