BOOK 8354 PAGE 986

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cb) (Title No: 30808)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 235,000.00

Fred D. Boyd
Affiant

Sworn and subscribed before me this 17th day of May, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Fred D. Boyd
4323 Sunnybrook Drive
Nashville, TN 37205

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
BM 7765< 130-3-46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Alfred Miles, II and spouse, Gail M. Miles,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fred D. Boyd and spouse, Judy C. Boyd,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being parts of Lots No 2 and 3, on the Plan of Resubdivision of part of Royal Oaks Subdivision, as of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Patrick S. Coode Registered Land Surveyor, Tennessee No. 855 and signed by John Kohl & Co., Registered Land Surveyor, Tennessee No. 100, dated May 8, 1991 as follows:

SAID parts of said Lots adjoin and front together 130.52 feet (record title, 130 feet 8 inches more or less) on the southwesterly margin of Sunnybrook Drive (Sunnybrook Drive) and extends back 212.76 feet (record title, 210 feet 9 inches, more or less) on the northwesterly line and 202.02 feet (record title 202 feet, more or less) on the southeasterly line, to a dead line in the rear measuring 130 feet thereon.

BEING the same property conveyed to Richard Alfred Miles, II and wife, Gail M. Miles by deed from Thomas J. Beauchamp and wife, Sharon A. Beauchamp of record in Book 6584, page 718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a sanitary sewer easement of record in Book 5787, Page 282, said Register's Office, and to all matters shown on the referenced subdivision Plan.

154 4:9. IDENTIFIED REFERENCE May 20 11 42 AM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

3448 05/20 0101 03CHECK 782.50

This is improved property, known as: 4323 Sunnybrook Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of May, 1991.

Richard Alfred Miles, II

Gail M. Miles

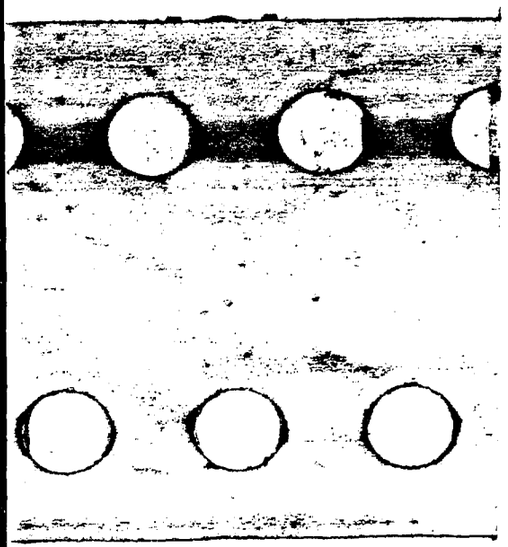
State of Tennessee
County of Davidson

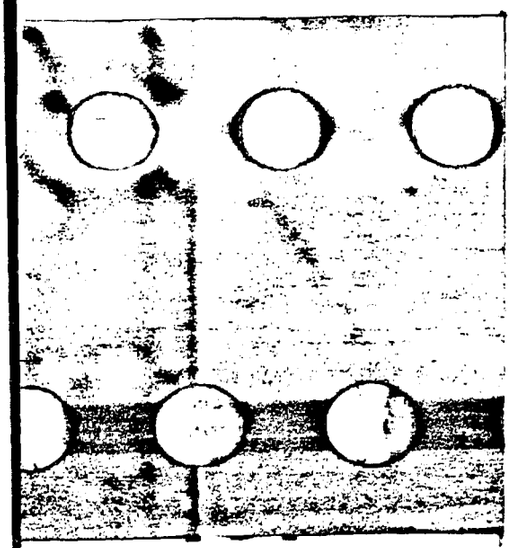
On this 17th day of May, 1991, before me the undersigned authority, personally appeared Richard Alfred Miles, II and Gail M. Miles, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public





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 235000.00
CON TX 775.50
PRFEE 1.00
MFEED 6.00
TOTAL 782.50
CHECK 782.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/91 01 11:44 0001 3448

15449

IDENTIFT REFERENCE

MAY 20 11 42 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 423038