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: (jcb) (Title No: 30867)
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: $ 75453.27

Scott Boyd
Affiant

Sworn and subscribed before me this
7th day of June, 1991.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Scott Boyd
1213 Forrest Avenue
Nashville, TN 37206

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP-PARCEL NUMBERS
83-9-99 18W-01455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and Grantee's agreement to make application to qualify to assume the existing first mortgage in order to have Grantor released from liability, (in the event Grantee does not qualify, Grantee agrees that upon Grantee's sale of this property, the first mortgage secured by an instrument of record in Book 7145, page 224, Register's Office for Davidson County, Tennessee, will be paid in full rather than allowing a purchaser from Grantee to assume the mortgage); this covenant shall be a lien against the title to the described property and shall be deemed to be satisfied by the entry of a full release of the referenced mortgage instrument if such release recites payment in full of the secured debt, or by the recording of a proper instrument which validly releases Grantor from personal liability for the secured debt; and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Werther and spouse, Elizabeth Werther,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Boyd and spouse, Sylvia B. Boyd, a one-half undivided interest as tenants by the entireties, and Clarence A. Burton, a one-half undivided interest, said half interests to be held in joint tenancy, with rights of survivorship,** 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 the westerly 50 feet of Lot No. 4 Block 3 on the partial plan of the property of the East Addition Real Estate Company, also known as Bailey's Subdivision of part of the Andrew Allison Home Place in East Nashville of record in Book 161, page 73, Register's Office for said County.

SAID part of Lot No. 4 Blcok 3 fronts 50 feet on the northerly margin of Forrest Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to John R. Werther and wife, Elizabeth Werther by deed from Kenneth Culp and wife, Mary P. Culp of record in Book 7145, page 221, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to BarclaysAmerican/Mortgage Corporation, of record in Book 7145, page 224, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is improved property, known as: 1213 Forrest Avenue, Nashville, TN 37206

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 7th day of June, 1991.

John R. Werther
John R. Werther

Elizabeth Werther
Elizabeth Werther

State of Tennessee
County of Davidson

On this 7th day of June, 1991, before me the undersigned authority, personally appeared John R. Werther and Elizabeth Werther, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein 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: 9/24/92

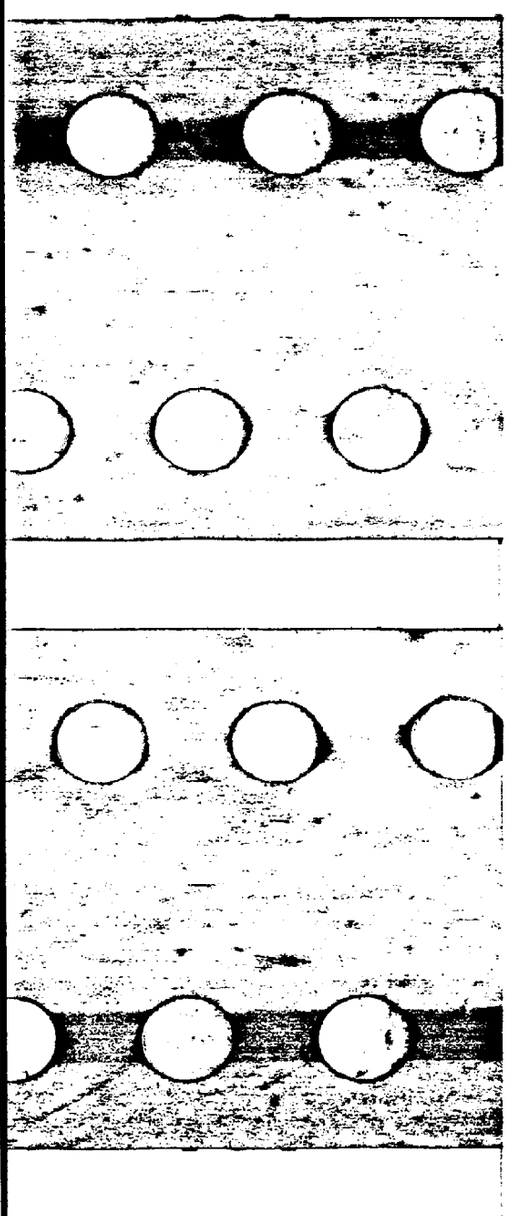
Notary Public

BOOK 8371 PAGE 435

21258

JUN 11 12 08 PM '91

2713 06/11 0101 03CHECK 256.15



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8371 PAGE 436

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 75453.27
CON TX 249.15
PRFEE 1.00
MDEED 6.00
TOTAL 256.15
CHECK 256.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/91 01 12:09 0001 2713

21258

IDENTIFICATION

JUN 11 12 08 PM '91

No. 429769