BOOK 8389 PAGE 686

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: 30924)
Dav. Co. File: Box 8

PERCY WILKINS 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

Affiant

Sworn and subscribed before me this 28th day of June, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Joseph James Boyd
255 Vaughns Gap Road
Nashville, TN 37205

MORTGAGEE:
SouthTrust Bank of Middle Tennessee
1801 West End Avenue
Nashville, TN 37203

MAP-PARCEL NUMBERS
8DZ-76030, 129-2-51

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 **James J. Sanders and Wynelle R. Sanders,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph James Boyd and spouse, Laura Walker 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 Lot No. 3 on the Plan of West Meade Farms, Inc., Section IV, as of record in Book 1835, page 94, Register's Office for said County.

SAID Lot No. 3 fronts 200.6 feet on the westerly side of Vaughn's Gap Road and runs back 449.5 feet on the northerly line and 447.3 feet on the southerly line, to a dead line, measuring 228.1 feet thereon.

BEING the same property conveyed to James J, Sanders, Jr. and wife, Wynelle R. Sanders by deed from T. W. Comer, Successor Trustee of record in Book 6086, page 229, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2022 Page 209 said Register's Office, and to the matters set forth in the referenced Plan of record.

27.7.98

IDENTIFICATION

Jul 2 1 16 PM '91

3176 07/02 0101 03CHECK 876.50

This is improved property, known as: 255 Vaughns Gap Road, 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 28th day of June, 1991.

James J. Sanders

Wynelle R. Sanders

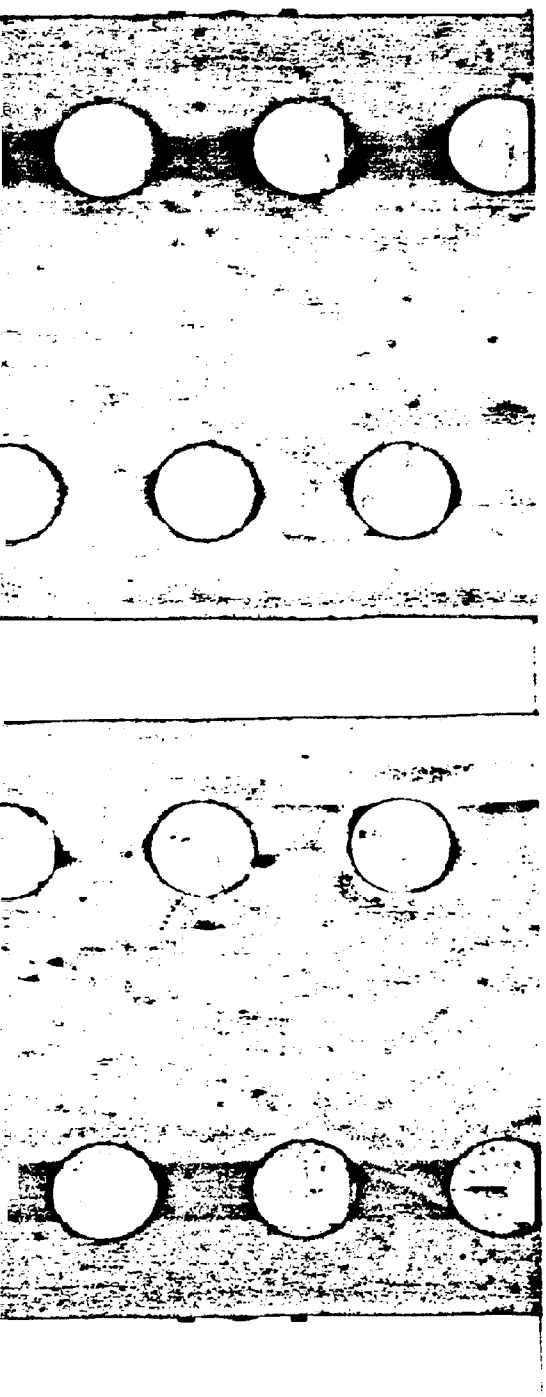
State of Tennessee
County of Davidson

On this 28th day of June, 1991, before me the undersigned authority, personally appeared James J. Sanders and Wynelle R. Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in said who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS 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 869.50
PRFEE 1.00
[illegible] 6.00
TOTAL 876.50
CHECK 876.50

07/02/91 01 13:17 0001 8176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.7.98.

IDENTIFICATION

JUL 2 1 16 PM '91

No. 437240