THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

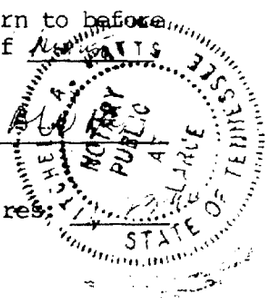
The actual consideration or value, whichever is greater, for this, transfer is $134,000.00.

Sarah E. Boatman
Affiant

Subscribed and sworn to before me this 17th day of August 1991.

Notary Public

My Commission Expires: 4-24-95



BOOK 8426 PAGE 278

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
SARAH E. BOATMAN 1402 Linden Avenue Nashville, Tennessee 37212	CITYFED MORTGAGE COMPANY 30 Warder Street Springfield, Ohio 45501	MAP 105-13 PARCEL 76 22W 10180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY FOUR THOUSAND AND 00/100 DOLLARS ($134,000.00), paid and to be paid as follows: Fifty seven thousand one hundred forty two and 42/100 ($57,142.42) Dollars, cash in hand paid, the receipt of which is hereby acknowledged and for the balance of Seventy six thousand eight hundred fifty seven and 58/100 ($76,857.58) Dollars, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $79,407.00, payable to Cityfed Mortgage Company and secured by Deed of Trust of record in Book 6994, page 155, Register's Office for Davidson County, Tennessee and later assigned to City Federal Savings Bank by instrument of record in Book 6994, page 160, said Register's Office, we, **JAMES E. CRINER, JR., DAVID H. CRINER and STEPHEN M. TODD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SARAH E. BOATMAN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half (1/2) of Lot No. 46 in the Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID westerly one-half (1/2) of said Lot No. 46 fronts 50.0 feet on the north side of Linden Avenue and runs back northwardly between parallel lines 169.0 feet to an alley.

BEING the same property conveyed to James E. Criner, Jr., David H. Criner and Stephen M. Todd by deed from Herschel Lassiter and wife, Linda Faye Lassiter, of record in Book 6105, page 823, Register's Office for Davidson County, Tennessee.

This is improved property known as 1402 Linden Avenue, Nashville, Tennessee 37212.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and

the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of August, 1991.

James E. Criner, Jr.
JAMES E. CRINER, JR.

David H. Criner
DAVID H. CRINER

Stephen M. Todd
STEPHEN M. TODD

Kathleen K. Todd
by Stephen M. Todd, Atty. in Fact.

Patricia Lee Gunter
by David Hall Criner
Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. CRINER, JR., DAVID H. CRINER and STEPHEN M. TODD, the bargainors, 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 this 16th day of August, 1991.

Mitchell A. Watts
Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of August, 1991, before me, Mitchell A. Watts a Notary Public in and for said County and State, personally appeared David Hall Criner, to me known to be the person who executed the foregoing instrument in behalf of PATRICIA LEE GUNTER, and acknowledged that he executed the same as the free act and deed of the said PATRICIA LEE GUNTER.

Witness my hand and official seal this 15th day of August, 1991.

Mitchell A. Watts
Notary Public

My commission expires:

1-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8426 PAGE 280

On this 15th day of August, 1991, before me, Mitchell A. Watts a Notary Public in and for said County and State, personally appeared STEPHEN M. TODD, to me known to be the person who executed the foregoing instrument in behalf of KATHLEEN K. TODD, and acknowledged that he executed the same as the free act and deed of the said KATHLEEN K. TODD.

Witness my hand and seal this 15th day of August, 1991.

Mitchell A Watts
Notary Public

My Commission expires:

3/23/94

NOTARY PUBLIC AT LARGE OF TENNESSEE

411088

INTANGIBLE TAX

Aug 23 8 34 AM '91

MAIL TAX

5917 08/23 0101 03CHECK 505.80



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

RECEIVED OF _____

FOR _____

BOOK 8421 PAGE 281

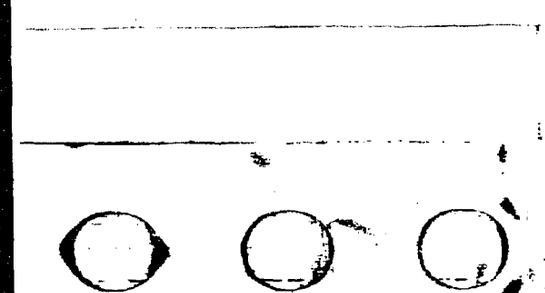
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

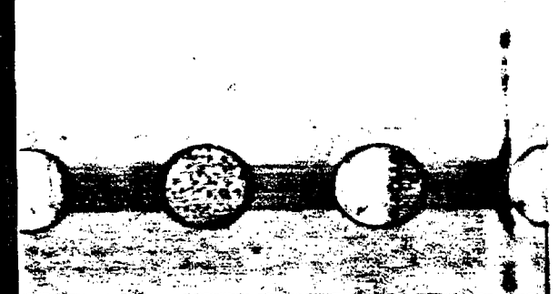
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

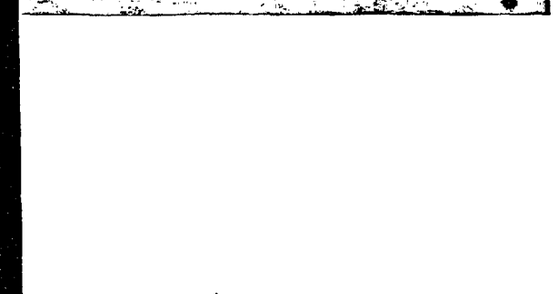
CAMT	134000.00
CON TX	495.80
PRFEE	1.00
WDEED	9.00
TOTAL	505.80
CHECK	505.80

08/23/91 01 08:35 0001 5917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







41088

IDENTIFICATION REFERENCE

AUG 23 8 34 AM '91

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

No. 452424