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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,163.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1991

Notary Public

MY COMMISSION EXPIRES: 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Michael Tracy Doran, et ux (NAME)	BancBoston Mortgage Corporation (NAME)	GO 20720
111 Southampton Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 44090 (STREET ADDRESS)	026-07-0-120.00
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Florida 32231 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Milton W. Elrod and wife, Karen L. Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Tracy Doran and wife, Vivian Lynn Doran

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 198 on the Plan of Windsor Green Phase II Section I, Book 6250, pages 988 and 989, Register's Office for said County.

SAID Lot No. 198 fronts 40.00 feet on the southeasterly margin of Southampton Court and extends back 103.20 feet on the northerly line and 132.09 feet on the southerly line to a dead line in the rear, measuring 166.89 feet thereon.

BEING the same property conveyed to Milton W. Elrod and wife, Karen L. Elrod by Deed from Phillips Builders, Inc. of record in Book 7342, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to declaration of covenants, conditions, bylaws and restrictions of record in Book 6406, page 929, Book 6406, page 942, all in the Register's Office for said County, and to the matters set forth in the above referenced matter.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7342, page 459, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 111 (House Number) Southampton Court (Street) Goodlettsville, TN 37072 (P. O. Address) (City or Town) (postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand S this 20th day of September, 1991

Milton W. Elrod
MILTON W. ELROD

Karen L. Elrod
KAREN L. ELROD

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

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Personally appeared before me, the undersigned, a Notary Public of said county, Milton W. Elrod and wife, Karen L. Elrod

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 purpose therein contained.

WITNESS my hand, at office, this 20th day of September, 19 97.

NOTARY PUBLIC

My commission expires:

10-28-98

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

FILED FOR RECORD
OCT 1 10 18 AM '97

IDENTIFICATION

5097

WARRANTY DEED

FROM

Milton W. Elrod and wife,

Karen L. Elrod

TO

Michael Tracy Doran and wife,

Vivian Lynn Doran

355-54 8973 10/01 0101 03CHECK

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027



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 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	94163.99
			CON TX	348.54
			PRFEE	1.00
			WDEED	6.00
			TOTAL	355.54
			CHECK	355.54
10/01/91	01		10:18 0001	8973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.0.9.7.7.

IDENTIFICATION REFERENCE

OCT 1 10 10 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 463801