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: (ljh) (Title No: 31482)
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: $ 312000.00

Affiant

Sworn and subscribed before me this 20th day of January, 1992.

Notary Public

My Comm. Expires: 9/2/92

ADDRESS NEW OWNER:
Robert E. Boston
1125 Gateway Lane
Nashville, TN 37220

RESPONSIBLE FOR PAYMENT OF TAXES:
First American National Bank
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS
131-16-31

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 **M. Jeannette Armstrong, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert E. Boston and spouse, Dixie L. Boston,** 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. 8, Block A on the plan of Lealand Manor, of record in Book 974, pages 74 & 75, Register's Office for said County.

Said Lot No. 8, which is a corner lot, fronts 268.3 feet on the southerly margin of Gateway Lane and fronts 379.3 feet on the westerly margin of Sewanee Road, said frontages being joined by a curve having a length of 30.2 feet, and extends back 425.0 feet on the westerly line and 291.4 feet on the southerly line to a point of intersection.

Being the same property devised to William J. Armstrong and M. Jeannette Armstrong, by deed from John P. Kysar, Jr. and Alice L. Kysar of record in Book 5075, page 451 Register's Office for said County. William J. Armstrong has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Subject to restrictive covenants contained in instrument of record in Book 1081, page 643, Book 1163, page 391, said Register's Office for Davidson County.

7.8.3 8.5. IDENTIFICATION REFERENCE JAN 22 2 47 PM '92 DAVIDSON COUNTY, TN

8882 01/22 0101 03CHECK 1161.40

This is improved property, known as: 1125 Gateway Lane, Nashville, TN 37220

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 20th day of January, 1992.

M. Jeannette Armstrong

M. Jeannette Armstrong

State of Tennessee
County of Davidson

On this 20th day of January, 1992, before me the undersigned authority, personally appeared M. Jeannette Armstrong, 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.

NOTARY PUBLIC

My Commission Expires: 5-22-93

Notary Public

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8533 PAGE 152

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
312000.00
CON TX 1154.40
PRFEE 1.00
WDEED 6.00
TOTAL 1161.40
CHECK 1161.40

01/22/92 01 14:48 0001 8882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.3.8.5.

IDENTIFI REFERENCE

JAN 22 2 47 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 495270