Box 40

FORM NO. WD-1

BOOK 8551 PAGE 799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,096.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1992

Notary Public

MY COMMISSION EXPIRES: 1-23-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Carrie Belle Boggs, et al (NAME)	Standard Federal Savings Bank (NAME)	Map 96-16A
311 Lakebrink Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9481 (STREET ADDRESS)	Par. 6 CO
Nashville, Tennessee. 37214 (CITY) (STATE) (P.O. ZIP)	Gaithersbury, Maryland 20898-9481 (CITY) (STATE) (ZIP)	3D-91170

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, RICHARD D. GRAFTON AND WIFE, JO ANN GRAFTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARRIE BELLE BOGGS AND DAVIS EUGENE GARNER as tenants in common with the right of survivorship, it being the intent that the survivor take the whole fee.

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. 6 on the Plan of Larchwood, Phase One, Section One, Planned Unit Development, of record in Plat Book 6200, page 51, Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more complete description.

Being the same property conveyed to the Grantors by deed from Jo Ann Grafton (formerly Jo Ann Moore) of record in Book 7799, page 16, Register's Office for said County.

This conveyance is made subject to a Deed of Trust executed by the Grantors securing Stateman Mortgage Company in the original principal sum of $59,685.00 of record in Book 7809, page 764, said Register's Office, the Grantees herein assume and agree to pay the indebtedness secured thereby as it becomes due and payable as evidenced by their signature hereto.

8477.4

IDENTIFICATION REFERENCE

FEB 18 10 38 AM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 311 Lakebrink Drive, Nashville, Tennessee. 37214
(House Number) (Street) (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 this 12th day of February, 19 92

Richard D. Grafton
RICHARD D. GRAFTON

Jo Ann Grafton
JO ANN GRAFTON

Carrie Belle Boggs
CARRIE BELLE BOGGS

Davis Eugene Garner
DAVIS EUGENE GARNER

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, Johnnie A. Andrews Luker, a Notary Public in and for said County and State, the within named Richard D. Grafton, Jo Ann Grafton, Carrie Belle Boggs and Davis Eugene Garner

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 at Nashville, Tennessee, this 12th day of February, 19 92.

Johnnie A Andrews Luker Notary Public

Commission Expires 1-23-94

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Richard D. Grafton and wife,

Jo Ann Grafton

TO

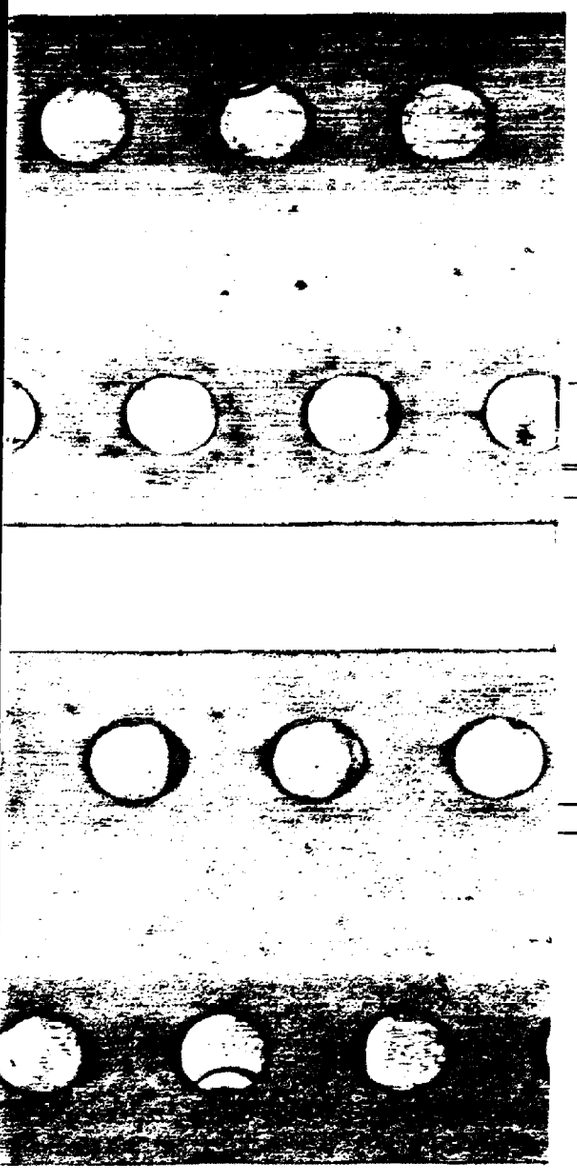
Carrie Belle Boggs and

Davis Eugene Garner

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1866 02/18 0101 03CHECK 233.07



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 61096.25
				CON TX 226.07
				PRFEE 1.00
				WDEED 6.00
				TOTAL 233.07
				CHECK 233.07
02/18/92	01			10:38 0001 1866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4.7 7.4

IDENTIFICATION REFERENCE

FEB 18 10 38 AM 192

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502433