10

FORM NO. WD-1

BOOK 8603 PAGE 909

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April, 1992

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
Gregory C. Boyd, et al (NAME)	NationsBanc Mortgage Corporation (NAME)	03D92561
3256 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	108-12-0-259.00
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23219-3736 (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, W. L. Bainbridge, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory C. Boyd, unmarried and Rhonda G. Sporleder, unmarried

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. 4 on the Plan of Elmcrest Subdivision, of record in Book 7900, page 52, Register's Office for said County.

Said Lot No. 4 fronts 74.51 feet on the northeasterly margin of Elm Hill Pike and extends back 164.84 feet on the northerly line and 141.18 feet on the southerly line to a dead line in the rear measuring 78.18 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge, Inc. a Tennessee Corporation, by deed from David R. Williams Builders, Inc. a Tennessee Corporation, of record in Book 8328, page 538, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 8326, page 915, and to matters set forth in the above referenced plan of record.

1513 04/16 0101 03CHECK 238.25

This is unimproved ( ) improved (X) property, known as 3256 Elm Hill Pike (House Number) (Street) Nashville, TN 37214 (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 my hand this 10th day of April, 19 92

W. L. BAINBRIDGE, INC.

By:

W. L. Bainbridge, III, President

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

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 _____ executed the within instrument for the purpose therein contained.

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

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Williamson

Before me, the undersigned of the state and county aforesaid, personally appeared W. L. Bainbridge, III, 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 W. L. Bainbridge, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Brentwood, TN, this 10th day of April, 19 92

_____
NOTARY PUBLIC

My commission expires: 5-28-95

WARRANTY DEED

FROM

W. L. BAINBRIDGE, INC.

TO

Gregory C. Boyd and

Rhonda G. Sporleder

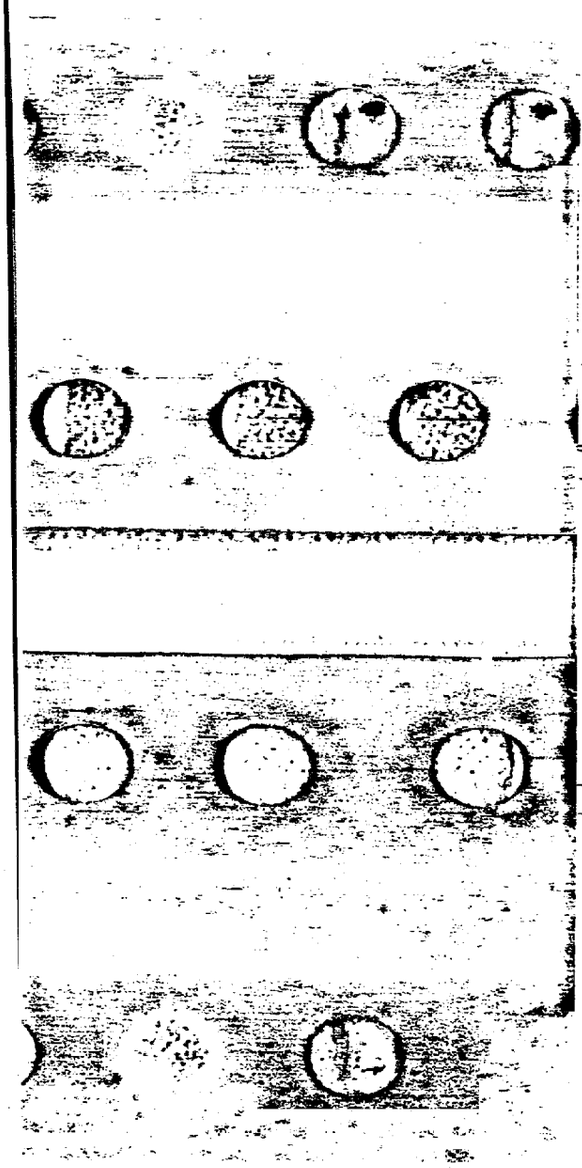
PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE

0 2 5 5 3.

APR 16 2 47 PM '92

WILLIAM TATE REGISTER
DAVIDSON COUNTY, TN



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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 6.00
TOTAL 238.25
CHECK 238.25

04/16/92 01 14:46 0001 1513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02553

IDENTIFI REFERENCE

APR 16 2 47 PM 192

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522363