ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wanda Elkins 1609 Robards Way Hermitage, TN 37076	BancBoston Mortgage Corp P.O. Box 44090 Jacksonville, FL 32231	Map 86-7 Parcel 189

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, 37055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, David B. Hinson and wife, Karen L. Hinson, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Wanda Elkins (the "Grantee"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the Final P.U.D. plan of Jackson's Retreat, Phase 5-B, Revised of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee.

Said Lot No. 257 fronts 69.72 feet on the northeasterly margin of Robards Way and extends back 150 feet on the northwesterly line and 141.03 feet on the southeasterly line to a dead line in the rear measuring 65.77 feet thereon.

Being the same property conveyed to David B. Hinson and wife, Karen L. Hinson by Warranty Deed from Phillips Builders, Inc. of record in Book 7339, page 561, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Commerce Union Bank of record in Book 7339 at page 564, Register's Office for Davidson County, Tennessee, and has since been assigned to BancBoston Mortgage Corporation, which the Grantee hereby agrees to assume and pay.

This is improved property commonly known as 1609 Robards Way, Hermitage, Tennessee 37076.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $86,389.17.

Wanda Elkins
Affiant

Subscribed and sworn to before me this 30th day of June, 1992.

Notary Public

My Commission Expires March 26, 1994

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 1992.

David B. Hinson

Karen L. Hinson

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 David B. Hinson and wife, Karen L. Hinson, 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 Davidson, Tennessee, this 30th day of June, 1992.

Notary Public

My Commission Expires: March 26, 1994

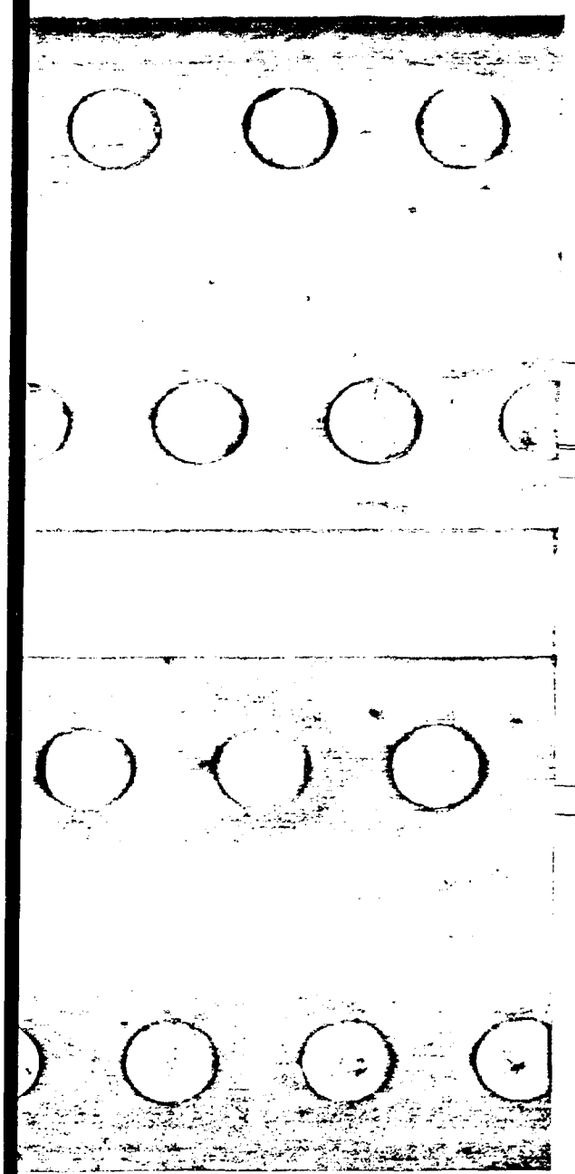
25248

IDENTIF. TREFERENCE

JUL 6 2 00 PM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

[illegible] 328.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8669 PAGE 288

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	86389.17
CON TX	319.68
PRFEE	1.00
WDEED	8.00
TOTAL	328.68
CHECK	328.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25248

IDENTIF. REFERENCE

JUL 6 2 00 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547650