THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

3113 -8 '22 0101 03CHECK 309.00

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mark A. Boston, et al 905 Ellistown St. Old Hickory, Tn. 37138	Same as New Owner	Map 44-5 Parcel 215 ID #4D 35130

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RANDY L. MOSER and wife, LISA D. MOSER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MARK A. BOSTON and wife, AMY JO BOSTON, and VESTAL L. SHRUM and wife, ANNICE S. SHRUM, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL NO. I:

Tract No. 1: Being Lot No. 206 on the Map of Rayon City, not of record described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at the corner of Lots Nos. 206 and 207; thence with the line between said two lots, southwardly 233.5 feet to the northwest line of Lot No. 218; thence northeastwardly, along the northwesterly line of Lots Nos. 205 and 219, 56.7 feet to the common corner of Lots Nos. 205 and 206; thence with the line between said two lots, northwardly 207.5 feet to the southerly margin of Old Hickory Boulevard; thence along said Boulevard, westwardly 50 feet to the beginning.

Tract No. 2: Being Lot No. 206 in the unrecorded plan of Rayon City, Davidson County, Tennessee, near Old Hickory, Tennessee, described as fronting 50 feet on a platted roadway known as Bridgeway Road and extending back to a dead line 233.5 feet on the West line and 207.5 feet on the east line and showing 56.7 feet at the rear.

BEING the same property conveyed to Randy L. Moser and wife, Lisa D. Moser, by deed from B. A. Moser and wife, Edna M. Moser, of record in Book 6285, page 183, Register's Office for Davidson County, Tennessee.

PARCEL NO. II:

Land in Davidson County, Tennessee, being Lot No. 205 on the unrecorded map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southeasterly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at a point 250 feet northeast of the easterly margin of Keeton Avenue, said point being the corner of Lots Nos. 205 and 206; thence with the line between said two lots, southeastwardly 207.5 feet to the northwesterly line of Lot No. 219; thence

northeastwardly, with the northwesterly line of Lots Nos. 219 and 220, 56.7 feet to the corner of Lots Nos. 204 and 205; thence with the line between said two lots, northwestwardly 180.4 feet to the southeasterly margin of Old Hickory Boulevard; thence with said Boulevard, southwestwardly 50 feet to the beginning.

BEING the same property conveyed to Randy L. Moser and wife, Lisa D. Moser, by deed from Burford A. Moser and wife, Edna Moser, of record in book 6285, page 186, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

The current mailing address for said property is: 205-207 Bridgeway, Old Hickory, TN 37138.

EASEMENT: GRANTORS further convey to the GRANTEES, their heirs and assigns, the GRANTORS' rights in a Septic Tank and Field Easement of record in Book 6315, page 828, Register's Office for Davidson County, Tennessee, to which easement reference is hereby made for a more complete and accurate description of the metes and bounds of same and the terms, conditions and provisions contained therein, said easement being an appurtenance to the real property hereinabove described.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the closing attorney, when due.

2. Subject to Joint Easement for access and parking between Randy L. Moser, et ux, and Ray Edison, et ux, of record in Book 6315, page 826, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 21st day of October, 1992.

"GRANTORS"

Randy L. Moser
RANDY L. MOSER

Lisa D. Moser
LISA D. MOSER

"GRANTEES"

Mark A. Boston
MARK A. BOSTON

Amy Jo Boston
AMY JO BOSTON

Vestal L. Shrum
VESTAL L. SHRUM

Annice S. Shrum
ANNICE S. SHRUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 8763 PAGE 750

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY L. MOSER and wife, LISA D. MOSER, and MARK A. BOSTON and wife, AMY JO BOSTON, and VESTAL L. SHRUM and wife, ANNICE S. SHRUM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of October, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Mark A. Boston
Affiant

Sworn to and subscribed before me, this the 21st day of October, 1992.

Patsy C. Davidson
NOTARY PUBLIC

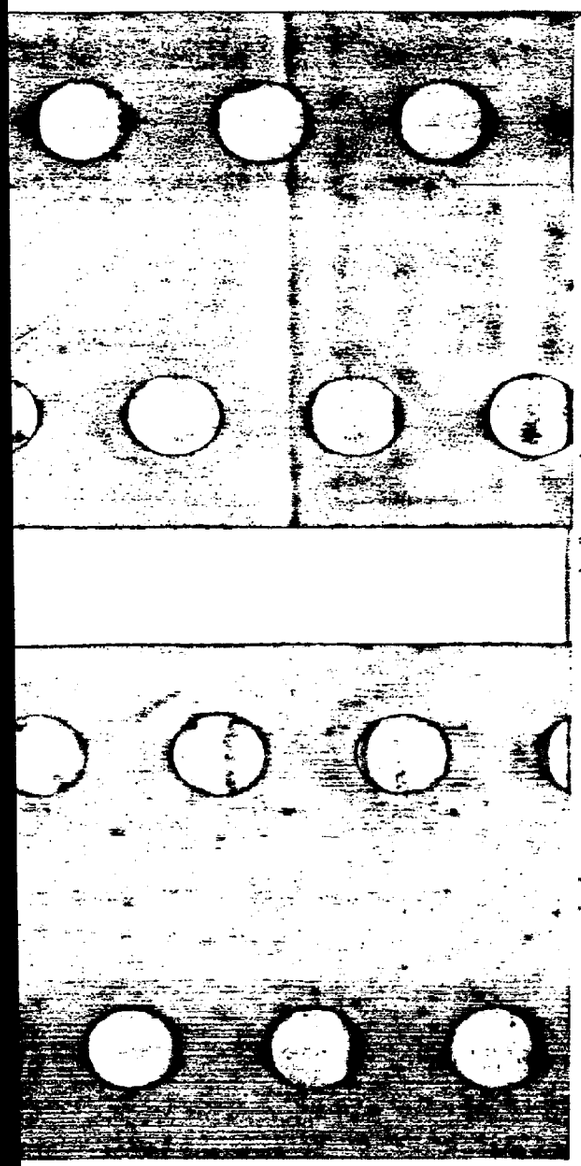
My Commission Expires: 12/29/93

57.00

IDENTIFICATION REFERENCE

OCT 22 8 31 AM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8763 PAGE 751

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

10/22/92 01 08:32 0001 3116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.0.0 I:

IDENTIFI REFERENCE:

OCT 22 8 31 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 582571