BOOK 8806 PAGE 714

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
December 4, 1992

ADDRESS NEW OWNER:
Howard H. Eley Jr.
145 Five Oaks Drive
Nashville, Tennessee 37217

SEND TAX BILL:
~~New Owner~~
613 Copperfield Ct
Brentwood TN. 37027

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 107-05-0-A
GROUP
PARCEL 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William H. Boner, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Howard H. Eley Jr., hereinafter called the Grantee, his heirs and assigns, my entire interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 145 in Five Oaks, a Planned Unit Development, as shown on the plat of record in Book 5200, Page 355, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to William H. Boner and Howard H. Eley, Jr., as tenants in common by deed from Aubrey B. Harwell, Jr., Trustee, as of record in Book 8187, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as 145 Five Oaks Drive, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard H. Eley Jr., his heirs and assigns, forever; and I, William H. Boner, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural

the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of December, 1992.

William H. Boner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Boner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 1992.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 14,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of December, 1992.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: May 28, 1995

9011 12/07 0101 03CHECK 60.80

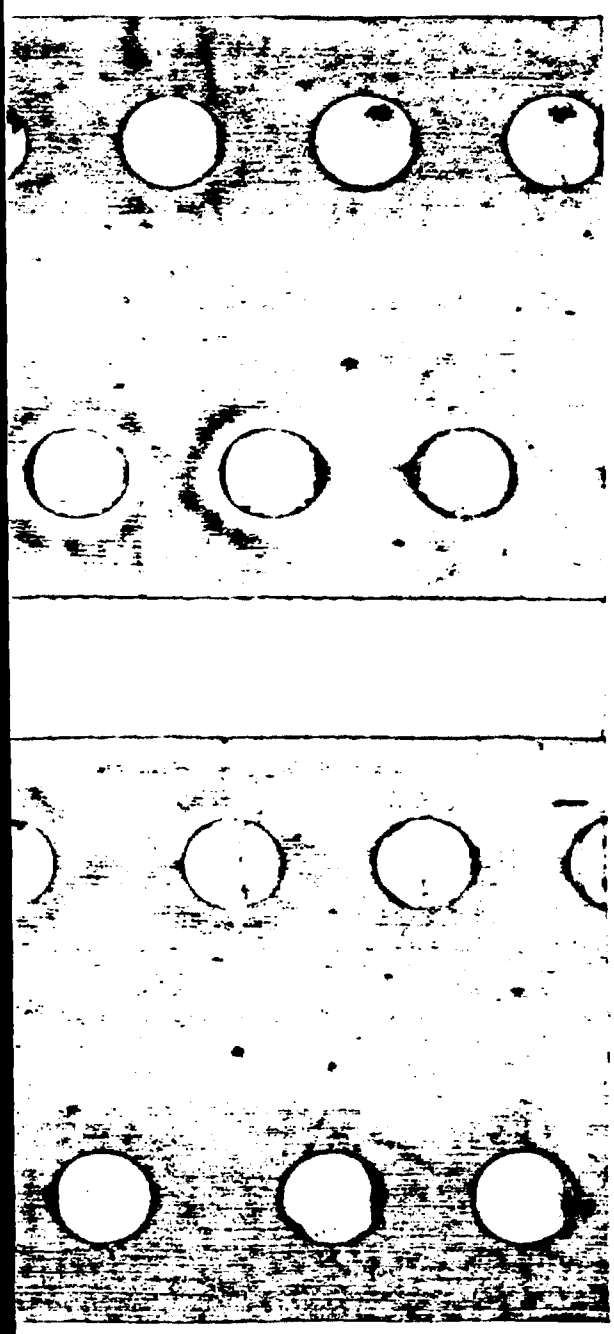
7.13 6.1.

IDENTIFICATION REFERENCE

Dec 7 12 16 PM '92

LOIS Z. WILSON REGISTER
DAVIDSON COUNTY, TN

PICK-UP



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 14000.00
CON TX 51.80
PRFEE 1.00
WDEED 8.00
TOTAL 60.80
CHECK 60.80

12/07/92 01 12:14 0001 9011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.136.1.

IDENTIFICATION REFERENCE

Dec 7 12 16 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 598256