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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John C. Boyce,etux 543 Dry Creek Road Goodlettsville, TN 37072	First Republic Mortgage Corporation 6012 Wilmington Pike Dayton, OH 45459	Map 025000 Parcel 030.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

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, I, Earl Carlton Sutton, Jr., (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto John C. Boyce and wife Barbara C. Boyce (the "Grantees"), 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:

Being a portion of that property conveyed to Earl C. Sutton, Jr. etux in DB 7147, PG 620 RODCT) in the 11th councilmanic district of Davidson County Tennessee more accurately described according to a survey dated 9/29/93 by Tommy E. Walker TN Lic. No. 1465 as follows:

Beginning at a set iron pin in the northerly margin of Dry Creek Road, said pin being the most southwesterly corner of the herein described tract, said corner being 50' easterly of Carl Sutton Sr. property, thence N, 06 32'34" E., 671.69' to set iron pin; thence S 76 02'17" E., 364.15' to a set iron pin; thence S 01 58'14" E., 166.62' to a set iron pin; thence S. 25 48'00" W., 565.01' to a set iron pin in the margin of Dry Creek Road; thence with said margin and a curve to the left (I= 07 25'49", L= 220.00' R= 1696.43') 220.00' to the point of beginning containing 5.01 acres more or less.

Being part of the same property conveyed to Earl Carlton Sutton, Jr. by Quitclaim deed from Earl C. Sutton and wife Audrey M. Sutton of record in Book 7147, page 620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 543 Dry Creek Road, Goodlettsville, Tennessee 37072.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $156,900.00.
[
[Barbara C. Boyce
[Affiant
[Subscribed and sworn to before me this
[25th day of October, 1993.
[
[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 Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of October, 1993.

Earl Carlton Sutton Jr. Melynda M. Sutton

Earl Carlton Sutton, Jr.

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 Earl Carlton Sutton, Jr., 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 instrument for the purposes therein contained.

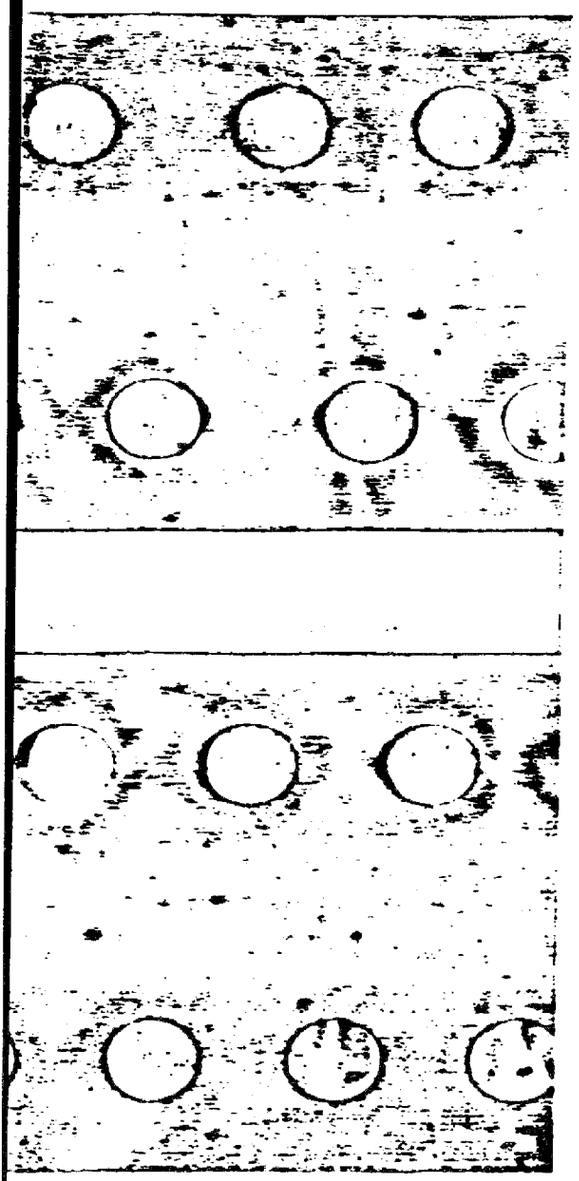
WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of October, 1993.

Notary Public

My Commission Expires: March 26, 1997

70257

10/27/93 01:15PM CHECK 569.50



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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	156900.00
			CON TX	580.53
			PRFEE	1.00
			WDEED	8.00
			TOTAL	589.53
			CHECK	589.53
10/27/93	01		09:39 0001	6371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78267

93 OCT 27 AM 9:38

No.714190