PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34474)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 105500.00

Affiant

Sworn and subscribed before me this 23rd day of December, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Robert B. Boydston 5636 Knob Road Nashville, TN 37209	First American National Bank P.O. Box 305048 Nashville, Tennessee 37237	103-06-0 098.00 08DA 56844

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert B. Lee and spouse, Scottye C. Lee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert B. Boydston,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Brookside Courts Addition, No. 2, of record in Book 1835, page 47, said Register's Office.

SAID Lot No. 19, which is a corner lot, fronts 105.0 feet on the northerly margin of Knob Road and fronts 115.0 feet on the easterly margin of Kendall Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 105.9 feet on the easterly line and 132.1 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Robert B. Lee, and wife, Scottye C. Lee, by deed from John Philip Spain, and wife, Barbara Spain, of record in Book 6818, page 719, Register's Office for Davidson County, Tennessee; together with , as an appurtenance thereto, a driveway easement of record in Book 5157, page 586, said Register's Office.

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This instrument is executed on behalf of Robert B. Lee and Scottye C. Lee by Patricia Henrick as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

00725
IDENTIFICATION
93 DEC 28 AM 9:39
REGISTER
DAVIDSON COUNTY, TN.

8370 12/28 0101 03CHECK 399.35

This is improved property, known as: 5636 Knob Road, Nashville, TN 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of December, 1993.

Robert B. Lee

Robert B. Lee, By: Patricia Henrick, Atty-In-Fact

Scottye C. Lee

Scottye C. Lee, By: Patricia Henrick, Atty-In-Fact

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 **Patricia Henrick**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert B. Lee and Scottye C. Lee**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert B. Lee and Scottye C. Lee

TO: Robert B. Boydston

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Patricia Henrick
Patricia Henrick, Affiant

Sworn to and subscribed before me this

23rd day of December, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

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

RECEIVED OF _____

FOR _____

BOOK 9199 PAGE 315

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
105500.00
CON TX 390.35
PRFEE 1.00
WDEED 8.00
TOTAL 399.35
CHECK 399.35

12/28/93 01 09:40 0001 8370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00725
IDENTIFICATION/REFERENCE

93 DEC 28 AM 9:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 738323