BOOK 9296 PAGE 404

STATE OF TENNESSEE 2068-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

x Mark W. VanGilder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 94

Mark A. Ellmore, Jr.
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 3/25/95

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark W. VanGilder	Columbia National Mortgage Corp.	147-050-106.00
(NAME)	(NAME)	
306 Blackman Road	250 Berryhill Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Columbia, SC 29210	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Evelyn Boylin

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark W. VanGilder and Grace Ann VanGilder, married

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Caldwell Hall Subdivision, Section 1, Revised, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 80 feet on the north margin of Blackman Road, and extends back 157.7 feet on the west line and 156.4 feet on the east line, to a dead line, measuring 80 feet thereon.

BEING the same property conveyed to John C. Boylin and Evelyn Boylin, married by deed from Lewis B. Buffington and wife, Zerna A. Buffington, filed of record in Book 5973, page 369, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 306 Blackman Road, Nashville, Tennessee 37211

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 23rd day of March, 19 94.

Evelyn Boylin
Evelyn Boylin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Evelyn Boylin the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 19 94.

My commission expires 3/25/95

Mark A. Ellmore
Notary Public Mark A. Ellmore, JR.

NOTARY PUBLIC AT LARGE STATE OF TENN.

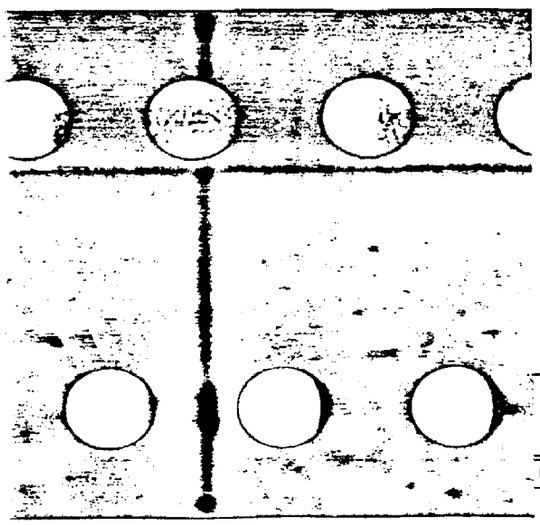
8420 03/31 0101 03CHECK 316.10

33048

IDENTIFICATION REFERENCE

94 MAR 31 PM 12:26

REGISTER
DAVIDSON COUNTY, TN.



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

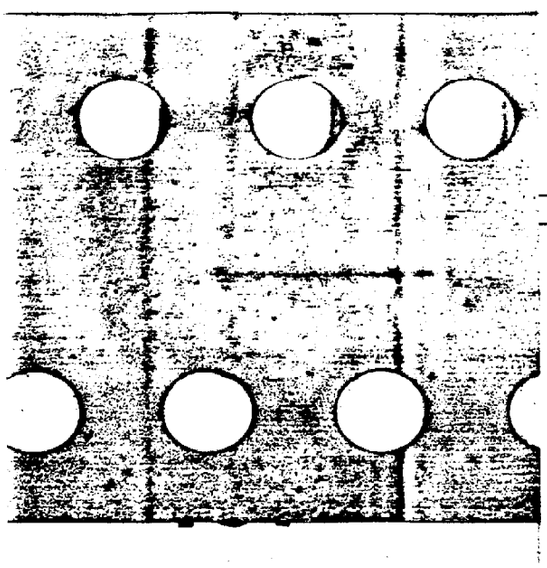
RECEIVED OF _____

FOR _____

BOOK 9296 PAGE 406

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	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
TOTAL	316.10
CHECK	316.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/31/94 01 12:27 0001 8420

33848
IDENTIF. & REFERENCE

94 MAR 31 PM 12:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 773698