THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
BILL RENICK, JR., TRUSTEE	Same	Map # 71.11
3250 PRIESTWOOD DRIVE NASHVILLE, TENNESSEE 37214		Parcel # 23

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **DOROTHY J. BOYERS and TINA Y. BOYERS CROSSLIN, and JOHN N. BOYERS, INDIVIDUALLY , AND EXECUTOR OF THE ESTATE OF NORA L. BOYERS** (herein "Grantor"), do hereby transfer and convey unto **BILL RENICK, JR., TRUSTEE** under the 205 Gatewood Avenue Trust for the use and benefit of William Renick, Jr., William Renick, III, Jonathan Bradley Renick, and Elizabeth Katherine Renick, with full right to sell, transfer, and convey without joinder of any beneficiary, his successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

A lot of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Scruggs or Gatewood Avenue 56 feet easterly from the easterly margin of Luton Street; thence with northerly margin of said Avenue easterly 116 feet to a point; thence northerly parallel with said street 208 feet, more or less, to the south line of Lot No. 14 on the Plan of The John Woodard Lands, as of record in Book 161, Page 127, Register's Office for said County; thence with said line westerly 116 feet to a point 56 feet easterly from the easterly margin of said street; thence southerly 208 feet, more or less to the beginning.

Being the same property conveyed to Ralph E. Boyers and wife, Nora L. Boyers, by deed from Nellie Malloy Sanders of record in Book 1235, Page 319, Register's Office for Davidson County, Tennessee. The said Ralph E. Boyers having since died vesting fee simple title in Nora L. Boyers as surviving tenant by the entirety. The said Nora L. Boyers having since died on February 23, 1992 leaving a Last Will and Testament in Will Book 187, Page 81, Probate Court Clerk's Office of Davidson County, Tennessee devising said property to her heirs Dorothy J. Boyers, John N. Boyers, Gloria D. Boyers, and Tina Y. Boyers. The said Gloria Boyers Raymer quitclaimed her interest by quitclaim deed to John N. Boyers of record in Book 9179, Page 185, Register's Office for Davidson County, Tennessee. The said Gloria Boyers Raymer and Gloria D. Boyers are one and the same person. The said Tina Y. Boyers and Tina Y. Boyers Crosslin are one and the same person.

This land is improved property known as **205 GATEWOOD AVENUE, NASHVILLE, TENNESSEE 37207.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

Except as set forth above, the undersigned Grantors do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

34583
IDENTIFICATION REFERENCE

94 APR -4 PM 3:47
FELIX REGISTER
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF the undersigned have executed this instrument this 1st day of April, 1994

BOOK 9299 PAGE 369

John N. Boyers
JOHN N. BOYERS, INDIVIDUALLY, and
EXECUTOR OF THE ESTATE OF
NORA L. BOYERS

Dorothy J. Boyers
DOROTHY J. BOYERS

Tina Y. Boyers Crosslin
TINA Y. BOYERS CROSSLIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DOROTHY J. BOYERS and TINA Y. BOYERS CROSSLIN, and JOHN N. BOYERS, INDIVIDUALLY , AND EXECUTOR OF THE ESTATE OF NORA L. BOYERS** , the within named bargainorss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **April, 1994**.

Elizabeth L. Barnard
Notary Public
My Commission Expires: 11/22/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 37,000.00** .

Bill Renick, Jr., Trustee

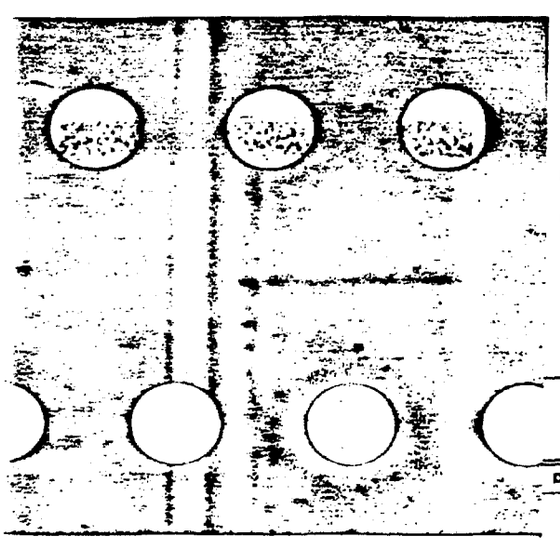
Sworn to and subscribed before me this 1st day of April, 1994.

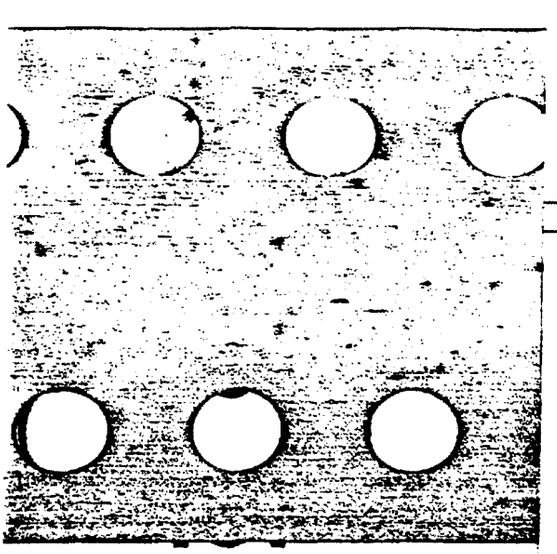
Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 11/22/97

91181 04/04 0101 03CHECK 145.90

WD-W&S.DOC
File No. 1420

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.





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

RECEIVED OF _____

FOR _____

BOOK 9299 PAGE 370

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 37000.00
				CON TX 136.90
				PRFEE 1.00
				MDEED 8.00
				TOTAL 145.90
				CHECK 145.90

04/04/94 01 15:48 0001 9181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34583

IDENTIFICATION REFERENCE

94 APR -4 PM 3:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 774441