ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Joseph L. Boykin, Jr. Charlene Joy Boykin 7433 Bidwell Road Joelton, TN 37080	First American National Bank Attn: Tax Dept. 300 Deaderick Street Same Nashville, TN 37237	MAP and PARCEL 14-148

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert W. Wingo, married**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joseph L. Boykin, Jr. and Charlene Joy Boykin, husband and wife** (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:

Tract 1

Being Lot No. 1 on the Plan of McGehee & Harvison Acres, as of record in Book 5210, Page 235, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Wingo, by deed from Charles E. Harvison and wife, Norma P. Harvison and C. Harold McGehee and wife, Suzanne B. McGehee, of record in Book 5545, Page 258, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7433 Bidwell Road, Joelton, TN 37080.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5210, Page 235, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5540, Page 523, said Register's Office; 4) Tennessee Gas Transmission Company, Telephone Company, and Cemetery Easements appearing in deed of record in Book 3945, Page 636, said Register's Office.

Grantor hereby warrants that he has never lived in said property as a married person.

94 SEP -2 PM 2:13
DAVIDSON COUNTY, TN. REGISTER

87713
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $24,000.00

Affiant

Subscribed and sworn before me this 30th day of August, 1994.

Notary Public

My Commission Expires: 5/23/98

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 Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their 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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the grantors have caused this deed to be executed this **30th** day of **August, 1994.**

X Robert W. Wingo

Robert W. Wingo

STATE OF TENNESSEE
COUNTY OF Davidson

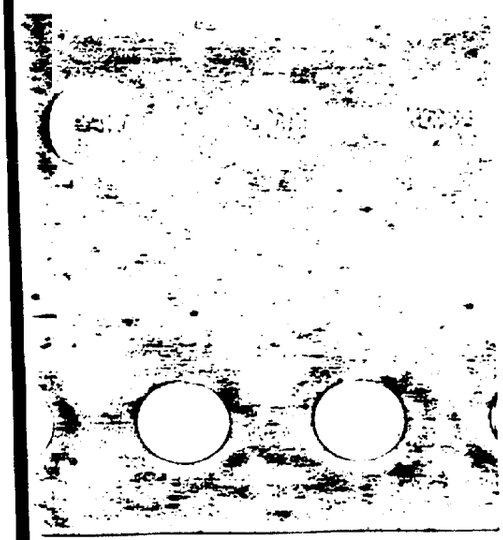
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert W. Wingo, married**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **August, 1994.**

Notary Public
My Commission Expires: 3/23/98

File No. 9408-312

4987 09/02 0101 03CHECK 97.80





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

RECEIVED OF _____

FOR _____

BOOK 9455 PAGE 896

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	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	8.00
TOTAL	97.80
CHECK	97.30

09/02/94 01 14:12 0001 4987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87713
IDENTIF. # REFERENCE

94 SEP -2 PM 2:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831360