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This Instrument Prepared by:

KIRKSEY & CRON
Westpark Building, Suite 205
111 Westwood Place
Brentwood, Tennessee 37027
(615) 373-9990

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
M/M Bruce A. Carroll 1116 Stratford Ave. Nashville, TN 37316	Banc Boston Mortgage Corporation P.O. Box 44090 Jacksonville, FL 32231	Map 72-3 Par. 28 15 DZ 16982

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $84,802.74.

Affiant

Subscribed and sworn to before me this 2nd day of June, 1990.

Notary Public

My Commission Expires: 7-13-91

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

94 SEP 13 AM 9:41

IDENTIFICATION REFERENCE

90244

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM W. NOLTE and wife, MOLLY A. NOLTE** (hereinafter "Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto **BRUCE A. CARROLL and wife, NIKKI L. CARROLL** (hereinafter "Grantees"), their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 232 on the Plan of Englewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 60 feet on the south side of Stratford Avenue and extends back between parallel lines 205 feet to a dead line.

Being the same property conveyed to WILLIAM W. NOLTE and wife MOLLY A. NOLTE, by a deed from JOHN T. BOMAR, III, and wife, PATRICIA ANNE BOMAR, of record in Book 6696, page 404, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantors** do covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for 1990 taxes which have been prorated in escrow and assumed by Grantees, and for that certain deed of trust from William W. Nolte and wife, Molly A. Nolte, to D. Gene Merrill and Frederick E. Brooks, Trustees, dated October 24, 1985, of record in Book 6696, page 407, Register's Office for Davidson County, Tennessee, to secure payment of a note of even date therewith in the original principal amount of Fifty Five Thousand and 00/100 Dollars ($55,000.00), which note and deed of trust are being assumed by the Grantees as part of the consideration for this conveyance.

AND **Grantors** do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have caused these presents to be signed by a duly authorized officer this 2nd day of June, 1990.

William W Nolte
WILLIAM W. NOLTE

Molly A. Nolte
MOLLY A. NOLTE

7734 09/13 0101 03CHECK 211.76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **WILLIAM W. NOLTE and wife, MOLLY A. NOLTE**, the within-named bargainors, 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.

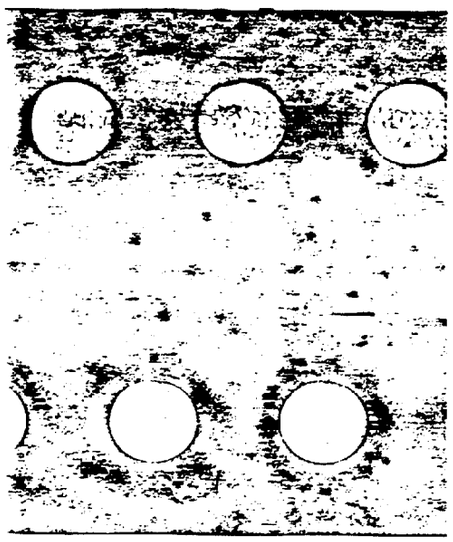
WITNESS my hand and seal this 2nd day of June, 1990.

Charles P Croft
Notary Public

My Commission Expires: 7-13-91

CHARLES P CROFT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CARROLL.WD(P-7)



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

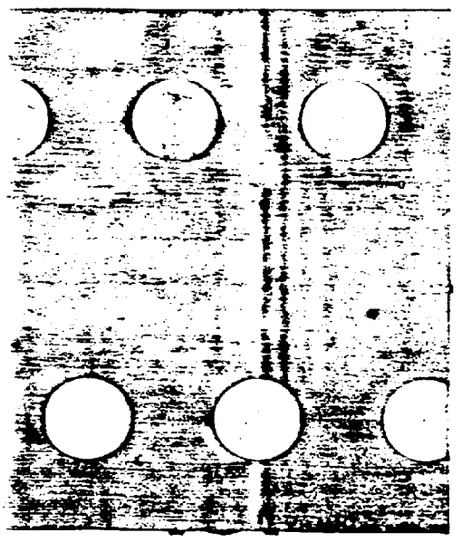
RECEIVED OF _____

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	54802.74
CON TX	202.76
PRFEE	1.00
WDEED	8.00
TOTAL	~~211.76~~
CHECK	~~211.76~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/94 01 09:40 0001 7734

90244
IDENTIF. & REFERENCE

94 SEP 13 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 834076