THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) 9562 PG 970
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 67,500.00

Rosalie J. Boyd
Affiant

Subscribed and sworn to before me, this 30th day of December 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROSALIE J. BOYD 411 Sloan Road Nashville, Tennessee 37209	NATIONSBANC MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 103-8 B PARCEL 411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 67,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , KEITH FLIPPO, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROSALIE J. BOYD, UNMARRIED

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 411, Building C, on the Plan of Parklane Condominiums Phase IV, as shown as Exhibit B to Master Deed of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Keith Flippo, unmarried and Jerry Flippo as Joint Tenants with right of survivorship, by deed from Eddy Brown, Successor Trustee, of record in Book 7761, page 958, Register's Office for Davidson County, Tennessee; the said Jerry Flippo having conveyed his interest in subject property to Keith Flippo by Quitclaim Deed of record in Book 7974, page 626, Register's Office for Davidson County, Tennessee.

22543

IDENTIF. & REFERENCE

95 JAN -4 AM 8:43

REGISTER
DAVIDSON COUNTY, TN.

3890 01/04 0101 03CHECK 258.75

This is unproved property known as 411 Sloan Road, Nashville, Tennessee 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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Parklane Condominiums Phase IV of record in Book 7646, page 264, Register's Office for Davidson County, Tennessee.

prior 9552PG971

GRANTOR___ FURTHER COVENANTs__ and bind s__ himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, __her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __30th__ day of __December___, 19 94 .

Keith Flippo
KEITH FLIPPO

LARGE
DAVIDSON COUNTY, TENN

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 KEITH FLIPPO, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __30th__ day of __December___, 19 94 .

Justinian M Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

_____
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

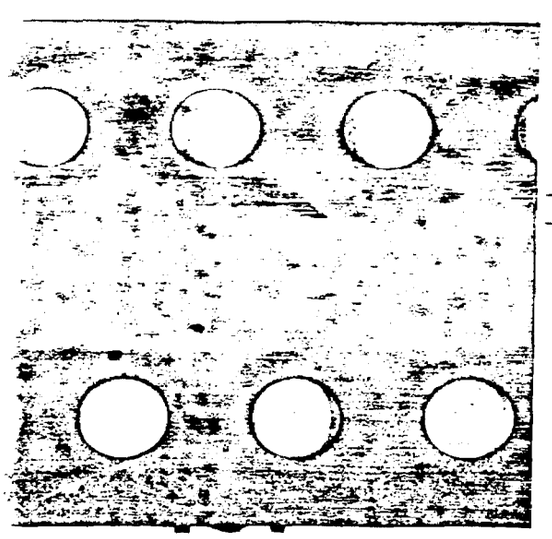
RECEIVED OF _____

FOR _____

BOOK 9562 PG 972

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	67500.00
CON TX	249.75
PRFEE	1.00
WDEED	8.00
TOTAL	258.75
CHECK	258.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 94775 01 0043 0001 0090

22543
IDENTIF. # REFERENCE

95 JAN -4 AM 8:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 868765