THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOOK 9586 PG 143

BOX 35 FILE NO: 00275375

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yona A. Boyd (NAME)	Fleet Mortgage Corporation (NAME)	Map 59-14
748 Work Drive (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd, Suite 301 (STREET ADDRESS)	Parcel 172
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------(10.00)---------- *Dollars,*

Cash in hand paid by Yona A. Boyd, unmarried and Bennie Nicholson, Jr., unmarried and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Robert J. Page, Jr., unmarried and Novella Page, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Yona A. Boyd, unmarried and Bennie Nicholson, Jr., unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Haynes Manor, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 185 fronts 65.8 feet on the northwesterly side of Work Drive and runs back 166.8 feet on the southwesterly line and 153.5 feet on the northeasterly line, to a dead line in the rear on which it measures 75.5 feet.

Being the same property conveyed to Robert J. Page, Jr. and wife, Novella Page, by deed from James H. Chandler, Jr. and wife, Elzer S. Chandler, of record in Book 4258, page 758, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Subscribed and sworn to before me this the 31 *day of* January *19* 95

My commission expires: 11-10-97 *(Affix Seal)*

Affiant

Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

unimproved ( )
This is improved (X) property, known as 748 Work Drive *(House Number)* Nashville *(Street)* TN *P.O. Address* 37206 *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 31 *day of* January *19* 95 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

* Robert J. Page, Jr.
Robert J. Page, Jr.

Novella Page
Novella Page

OVER→

BOOK 9586 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Novella Page, unmarried

*the within named 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* 31 *day of* January, 19 95

Notary Public

Commission expires 11-10-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me*_____, *a Notary Public of the State and County aforesaid, personally appeared*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me the undersigned, a Notary Public in and for said County and State Richard J. Page, Jr., unmarried the within names bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the with instrument for the purposes therein contained.

Witness my hand and official seal at Comerica Bank, Wayne, this 28 day of January, 1995.

Notary Public

My Commission Expires: GLORIA J. LONG
Notary Public, Wayne County, Michigan
My Commission Expires July 8, 1995

95 FEB -2 AM 10:14

30616

IDENTIF. & REFERENCE

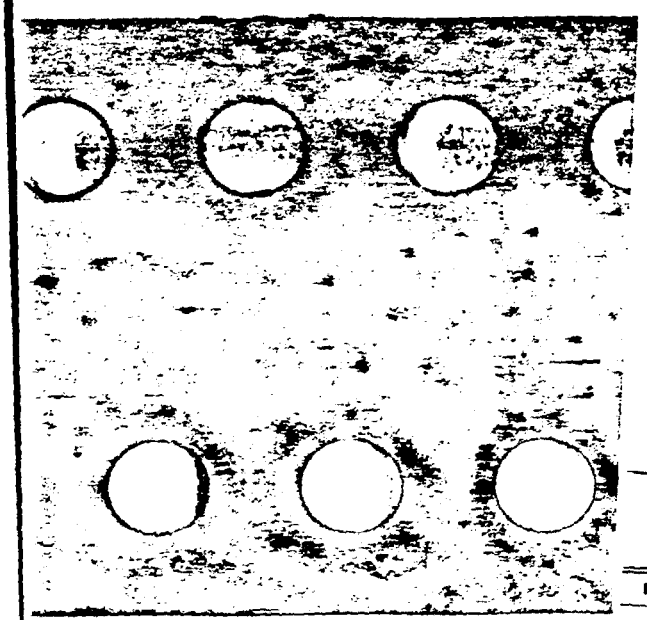
WARRANTY DEED

FROM

TO

7894 32/02 0101 03CHECK 262.45

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

FOR _____

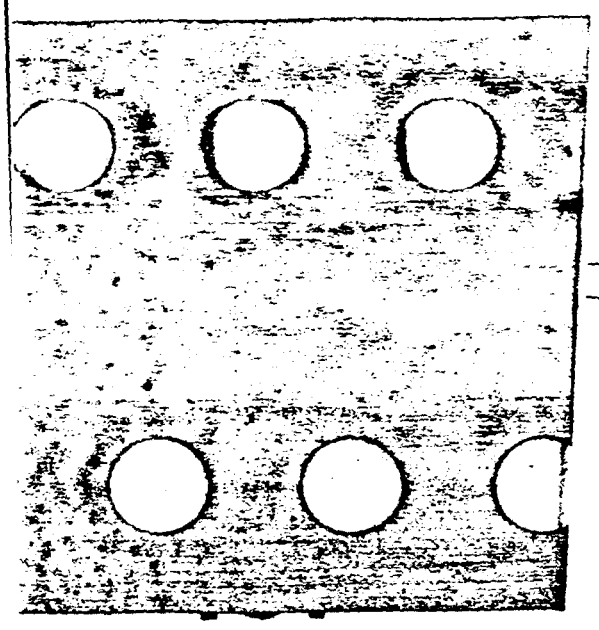
BOOK 9586 PG 145

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 68500.00
CON TX 253.45
PRFEE 1.00
MDEED 8.00
TOTAL 262.45
CHECK 262.45

02/02/95 01 10:15 0001 7894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30616
IDENTIF. & REFERENCE

95 FEB -2 AM 10: 1[illegible]R
DAVIDSON COUNTY, TN

No. 877649