BOOK 9604 PG 717

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00
John B. Boyles
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 95

NOTARY PUBLIC AT LARGE
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Boyles (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 102-4
420 Mercomatic Drive (ADDRESS)	P.O. Box 4025 (ADDRESS)	PARCEL 196
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Isaac Parrish Connor, Jr. and wife, Claddie J. Connor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Boyles and wife, Rosa G. Boyles

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in said County, being Lot No. 765 on the Plan of Charlotte Park, Section 2, as of record in Book 3700, page 68, Register's Office for said County.

Said Lot fronts 75 feet on the northeasterly side of Mercomatic Drive and runs back 152.9 feet on the northwesterly line and 151.7 feet on the southeasterly line to a broken line at the rear measuring 75.55 feet thereon.

Being the same property conveyed to Isaac Parrish Connor, Jr. and wife, Claddie J. Connor by deed from Blair Realtors, Inc. of record in Book 6716, page 753, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4017, page 699, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 420 Mercomatic Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 24th day of February 19 95

Isaac Parrish Connor Jr.
Isaac Parrish Connor, Jr.

Claddie J. Connor
Claddie J. Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9604 PG 718

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isaac Parrish Connor, Jr. and wife, Claddie J. Connor

the bargainor s, 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 official seal at Nashville, Tennessee, this 24th day of February 19 95.

LARRY A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 11/2/97

Laura A Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

37607

IDENTIFICATION REFERENCE

95 FEB 27 PM 3:28

REGISTER
DAVIDSON COUNTY, TN.

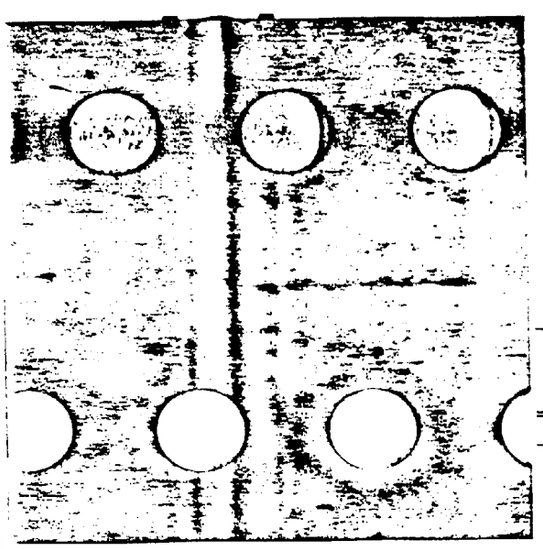
5291 02/27 0101 03CHECK

312.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



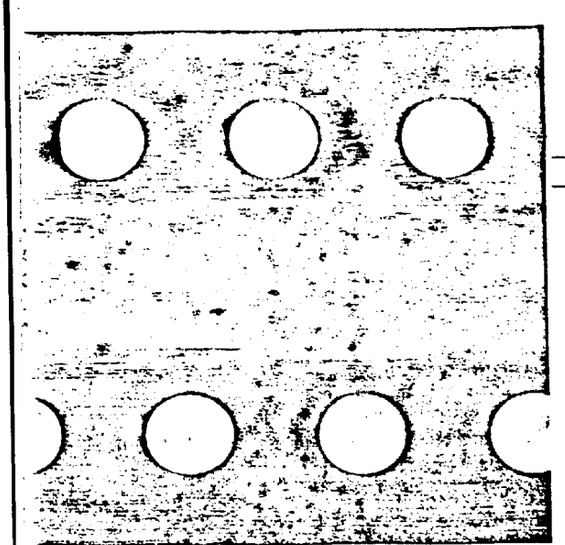
RECEIVED OF _____

FOR _____

BOOK 9604 PG 719

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL ~~312.40~~
CHECK ~~312.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 15:29 0001 5291

37407
IDENTIFICATION REFERENCE

95 FEB 27 PM 3:2[illegible]
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 884963