FROM SMITH & ARCHER, P.C. RECORDERS MEMO 07/13/95 15:54 P. 2
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

27-E

BOOK 9731 PG 724

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Amanda J. Willis	NationsBanc Mortgage Corporation	MAP and PARCEL
Deborah G. Boykin	Attn: Tax Dept.	
7404 Bidwell Road	P.O. Box 353	14-89
Joelton, TN 37080	Louisville, KY 40201-0353	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Davidson County - Box 27B)

FELIX A. ... REGISTER DAVIDSON COUNTY, TN.
95JUL17 AM10:58
00079370
RECORDING FEE

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, **Joseph Lee Boykin, Jr. and Charlene Joy Boykin, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Amanda J. Willis, unmarried, and Deborah G. Boykin, unmarried** , as **Joint Tenants with Right of Survivorship Not Tenants in Common** (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:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 53 on the survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the northeast margin of Bidwell Road, 6972.6 feet from the margin of Old Clarksville Pike; thence North 58 degrees East 408 feet to a point; thence South 87 degrees 15 minutes East 289.5 feet to a point; thence South 59 degrees West 645.6 feet to a point in the northeast margin of Bidwell Road; thence with the margin of the same, North 31 degrees West 165.6 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Joseph Lee Boykin, Jr. and wife, Charlene Joy Boykin, by deed from Willard M. Gupton and wife, Jo Ann Gupton, of record in Book 5194, Page 358, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7404 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.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $112,000.00

Amanda J. Willis
Affiant

Subscribed and sworn before me this 13th day of July, 1995.

My Commission Expires: 1-24-98

Notary Public

ANN EUBANK NOTARY PUBLIC AT LARGE

RECEIPT # 95-7-1-0104 CHECK 423.40

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 **13th** day of **July, 1995**.

Joseph Lee Boykin, Jr.

Charlene Joy Boykin

STATE OF TENNESSEE
COUNTY OF Davidson

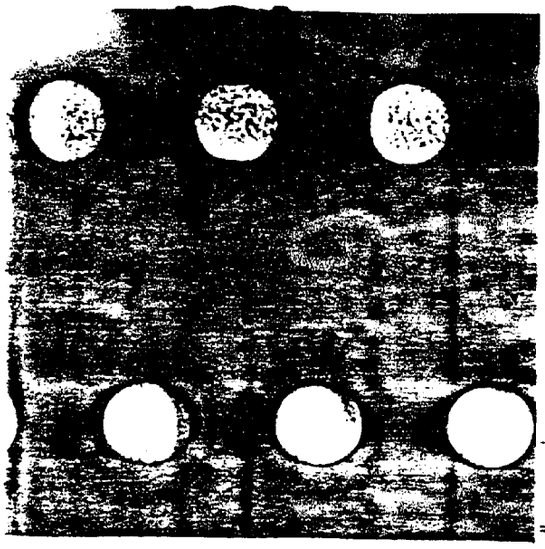
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joseph Lee Boykin, Jr. and Charlene Joy Boykin, husband and wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**,, Tennessee, this **13th** day of **July, 1995**.

Notary Public
My Commission Expires: 1-Dec-98

File No. 9504-138

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

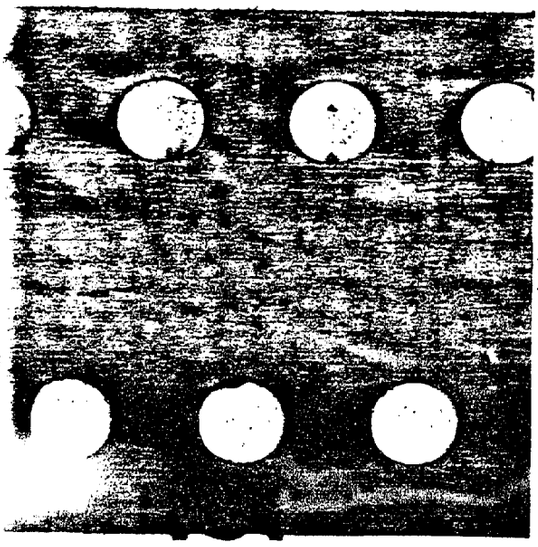
RECEIVED OF _____

FOR _____

BOOK 9731 PG 726

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
112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/95 01 10:59 0001 1512

0079370
IDENTIF. REFERENCE

95 JUL 17 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930612