THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Jack Boyd, Sr.	SAME	92-3-111
2401 Alameda Street		Field Book No.:
Nashville, TN 37208		11W 02345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $35,000.00.

Juedollthy King
Affiant

Subscribed to and sworn before me this 29th day of December, 1995.

Mattie Walton
Notary Public

NOTARY PUBLIC JUL AT LARGE DAVIDSON CO.

My Commission Expires: Sept 18, 1995

FOR AND IN CONSIDERATION of the sum of Thirty-five Thousand and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JUEDOLLTHY KING, has this day bargained and sold, and does hereby transfer and convey unto the said JACK BOYD, SR., unmarried, the Grantee herein, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 85, Block 1 of the subdivision of the Heffernan Place, as of record in Book 161, page 138, R.O.D.C. Tennessee.
>
> Said Lot No. 85 fronts 50 feet on the northerly side of Alameda Street, and runs back between parallel lines 140 feet to an alley.
>
> Being the same property heretofore conveyed to Gilbert King and wife, Juedollthy King, by deed from Robert Lusk and wife, Binnie Briggs Lusk, of record in Book 975, page 33, R.O.D.C. Tenn. Gilbert King now being deceased, said property is owned by Juedollthy King.

This is improved property known as 2402 Alameda Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantee, his heirs and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

INITIAL

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his 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 gender.

Witness my hand this 29th day of December, 1995.

Juedollthy King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juedollthy King, the within named bargainors, 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, Davidson County, Tennessee, this 29th day of December, 1995.

Mattie Walton
Notary Public

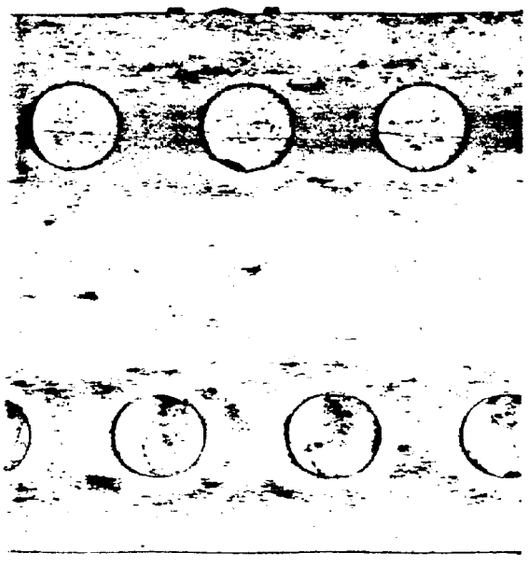
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 18, 1999

0136888
IDENTIF. # REFERENCE

96 JAN -2 AM 10:22
FELIX A. JONES REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

3529 01/02 0101 03CHECK 138.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9901 PG 932

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

01/02/96 01 10:22 0001 3529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136888
IDENTIF. # REFERENCE

96 JAN -2 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991901