WARRANTY DEED

FILE BOX 45

BOOK 9977 PG 916

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,849.25

Frank E. Jones, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Jones, III (NAME)	First Nationwide Mortgage (NAME)	MAP 149
1108 Rural Hill Road (ADDRESS)	P.O. Box 9481 (ADDRESS)	GROUP 11-0-A
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Gaithersburg, MD 20898-9481 (CITY) (STATE) (ZIP)	PARCEL 6CO

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, Nadine M. Boykins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank E. Jones, III

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:

BEING Lot No. 6, on the plan of Rice Hill, Phase 1, of record in Plat Book 6250, Page 858, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nadine M. Boykins by deed from Charles W. Edwards and wife, Patricia Kay Edwards, of record in Book 8943, Page 506, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 6812, Page 48, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Keven S. Bond and wife, Judith J. Bond, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated December 22, 1986, and filed for record in Book 7091, Page 693, Register's Office for said County, with an unpaid principal amount of approximately $ 59,463.25, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 1108 Rural Hill Road, Antioch, TN 37013
(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 my hand this 11th day of March, 19 96

Nadine M. Boykins

Nadine M. Boykins

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 Nadine M. Boykins, unmarried

the 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 11th day of March 1996.

Commission expires May 24, 1997

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

0159735
IDENTIF. & REFERENCE

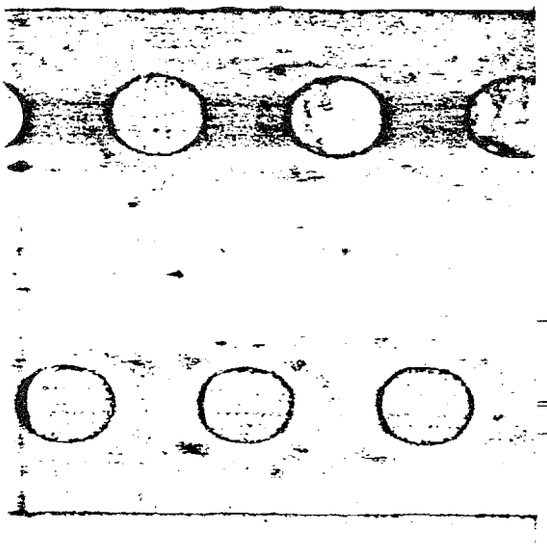
96 MAR 13 PM 1:54
FELIX J. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9033 03/13 0101 03CHECK 278.3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



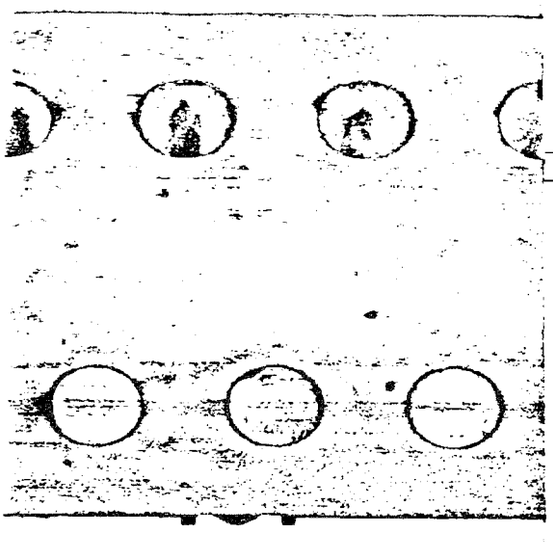
RECEIVED OF _____

FOR _____

BOOK 9977 PG 918

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	72849.25
CON TX	269.36
PRFEE	1.00
WDEED	8.00
TOTAL	278.36
CHECK	278.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/96 01 13:56 0001 8033

0159735
IDENTIF. & REFERENCE

96 MAR 13 PM 1:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016110