WARRANTY DEED

BOOK 10019 PG 327

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission Expires Nov 20 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Benjamin Lloyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072 ATTN: LORI

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Lloyd (NAME)	BancBoston Mortgage Corporation (NAME)	061-03-0 187.00
1105 Haysboro Avenue (ADDRESS)	P. O. Box 44090 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Jacksonville, FL 32231-4090 (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, John L. DeGrella and wife, Rita T. DeGrella

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Lloyd and wife, Alice Lloyd

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 Davidson County, Tennessee, being Lot No. 4 and the westerly one-half of Lot No. 5 of Block "A" on the Plan of Inglewood Heights Subdivision, of A. J. Coleman's property, of record in Book 1424, page 85, said Register's Office.

Said Lot fronts 90 feet on the northerly margin of Haysboro Avenue and extends back between parallel lines 170 feet to a dead line, measuring 90 feet thereon.

Being the same property conveyed to John L. DeGrella and wife, Carol F. DeGrella by deed from Samuel A. Mann and wife, Linda V. Mann of record in Book 5080, page 180, Register's Office, Davidson County, Tennessee. The said John L. Degrella and Carol F. Degrella having since divorced. Carol F. DeGrella conveys all right, title and interest in said property to John L. DeGrella by quitclaim deed of record in Book 5219, page 450, said Register's Office. The said John L. DeGrella hereby conveys and quitclaims all right, title and interest to John L. DeGrella and wife, Rita T. DeGrella to create a Tenancy by the Entireties of record in Book 6266, page 282, said Register's Office.

continued

96 APR 18 AM 9:04
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0172505

unimproved ( )
This is improved (X) property, known as 1105 Haysboro Avenue, Nashville, TN 37216
(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 16th day of April 19 96

John L. DeGrella

Rita T. DeGrella

BOOK 10019 PG 328

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 John L. DeGrella and wife, Rita T. DeGrella

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 Goodlettsville, Tennessee, this 16th day of April, 1996.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov 20 1998

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

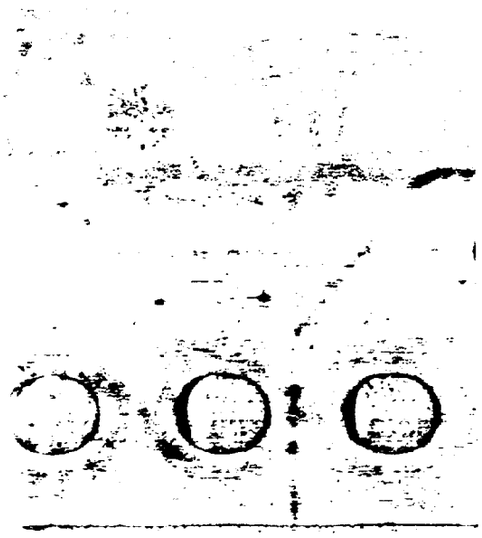
CONTINUATION OF LEGAL DESCRIPTION

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company of Nashville (assigned to BancBoston Mortgage Corporation), dated December 20, 1972 and filed December 27, 1972 of record in Book 4667, page 438, Register's Office for Davidson County, Tennessee, in the original principal amount of $24,000.00, which sum Benjamin Lloyd and wife, Alice Lloyd expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all of the obligations of John L. DeGrella and wife, Rita T. Degrella under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U. S. C. A., and the Regulations promulgated pursuant thereto. The escrow acount in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10019 PG 329

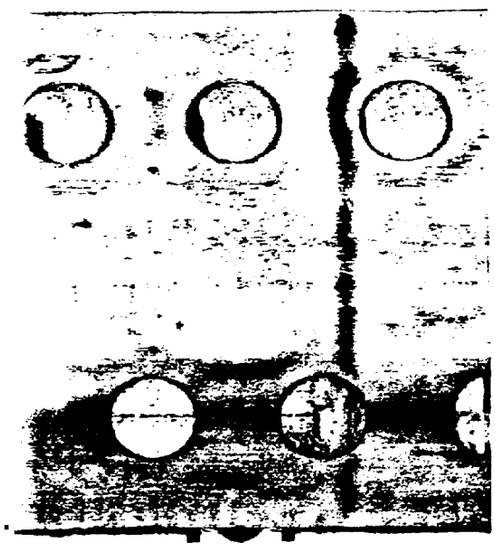
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MG MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DEBT $3000.00
DEED TX 3.40
PRFEE 1.00
MISC 3.00
TOTAL 353.40
AMOUNT PAID 353.40

04/18/96 01 09:05 AM 1730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0172505
IDENTIF. # REFERENCE

96 APR 18 AM 9:04
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029678