THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $8,500.00.

Exie H. Boyd
AFFIANT

BOOK 10184 PG 82

Subscribed and sworn to before me this 9th day of September, 1996.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NO.:
Exie Holt Adams Boyd 3304 West Hamilton Rd. Nashville, TN 37218	SAME	70-1, Parcel 67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAVID JONES, Administrator CTA, of the Estate of Carrie Childress Jones, deceased, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto EXIE HOLT ADAMS BOYD, the Grantee herein, her heirs and assigns, land described as follows:

0222909
IDENTIF. & REFERENCE

96 SEP -9 PM 3:40
FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Eleven, Treppard Heights, as of record in Book 3842, page 26, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carrie C. Jones (same as Carrie Childress Jones, now deceased) by deed from Will Neal and wife, Ruth Neal, of record in Book 4427, page 649, said Register's Office, David Jones having been appointed Administrator CTA of the Estate of Carrie Childress Jones by order of the Probate Court of Davidson County, Tennessee, Probate Court Case No. 96-P-713.

This is unimproved property known as 44 West Hamilton Avenue, Nashville, Tennessee 37218.

jim\realesta\joneboyd.wd

This conveyance is made subject to the following:

(1) Metro taxes for 1996, a lien, but not yet due and payable.

(2) Restrictive covenants contained in instrument of record in Book 4053, page 716, Register's Office for Davidson County, Tennessee.

(3) Matters shown on the Plan of Record in Book 3842, page 26, said Register's Office.

(4) Right of way for any driveways lying within the boundaries of the insured property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of September, 1996.

David Jones Administrator CTA
DAVID JONES, ADMINISTRATOR CTA OF THE ESTATE OF CARRIE CHILDRESS JONES, DECEASED

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said County and State, the within named DAVID JONES, Administrator CTA of the Estate of Carrie Childress Jones, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

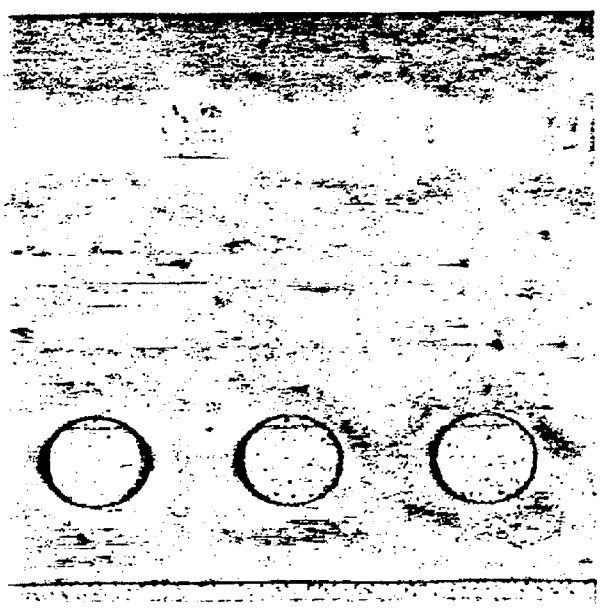
WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of September, 1996.

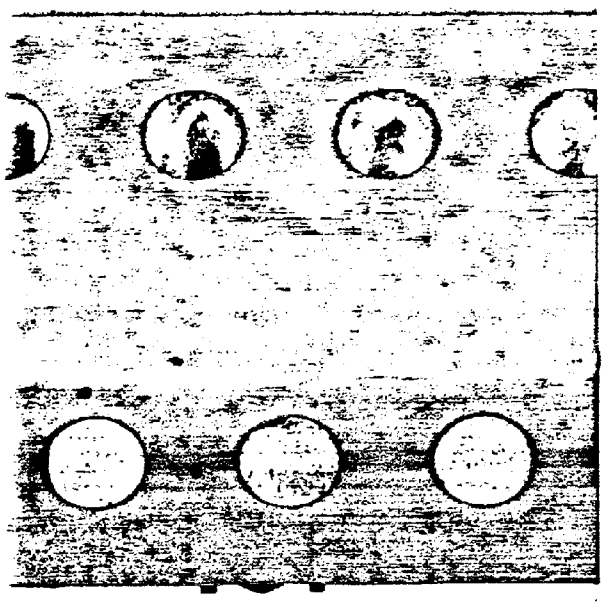
James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

5988 09/09 0101 03CHECK 40.45

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10184 PG 84

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	8500.00
CON TX	31.45
PRFEE	1.00
WDEED	8.00
TOTAL	40.45
CHECK	40.45

09/09/96 01 15:40 0001 5988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222909
IDENTIF. # REFERENCE

96 SEP -9 PM 3:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1028469