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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (jb) Title No: 38539
Dav. Co. File: Box 8

BOOK 10340 PG 170

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradford Boyce Ronda G. Boyce 170 Kenner Avenue Nashville, Tennessee 37205	Churchill Mortgage 761 Old Hickory Blvd., Suite 110 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 116-04-44

3279 02/05 0101 03CHECK 449.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 119000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Wayne Brickey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradford Boyce and spouse, Ronda G. Boyce,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly half of Lot No. 21 on the Plan of Kenner Manor Land Company's Subdivision of record in Plat Book 421, Page 100, Register's Office for said County.

Said part of Lot No. 21 fronts 50 feet on the easterly margin of Kenner Avenue and extends back 166.75 feet on the northerly line and 163.5 feet on the southerly line to the west line of a 10 foot reserved strip measuring 50.08 feet thereon.

Being the same property conveyed to Garland S. Brickey and wife, Louise Sudekum Brickey by deed from A. K. Head and wife, Helen E. Head of record in Book 1025, page 636, Register's Office for said County.

The said Garland S. Brickey has since died. By Quitclaim Deed of record in Book 6251, page 36, said Register's Office, the said Louise Sudekum Brickey conveyed her interest in subject property to Donald Wayne Brickey and Dorothy Louise Brickey, as tenants in common, reserving a life estate unto herself. The said Dorothy Louise Brickey and Louise Sudekum Brickey have since died. The said Donald Wayne Brickey being the sole heir at law of Dorothy L. Brickey.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Frances E. Brickey joins in this transaction for the sole purpose of conveying any marital interest she may have in the subject property.

This is improved property, known as: 170 Kenner Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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. BOOK 10340 PG 171

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29 day of January, 1997.

Donald Wayne Brickey — **Donald Wayne Brickey**

Frances E Brickey — **Frances E. Brickey**

State of Tennessee
County of Sumner

On this 29 day of January, 1997, before me the undersigned authority, personally appeared **Donald Wayne Brickey** and **Frances E. Brickey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires NOV. 28, 1998

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 119000.00

Affiant

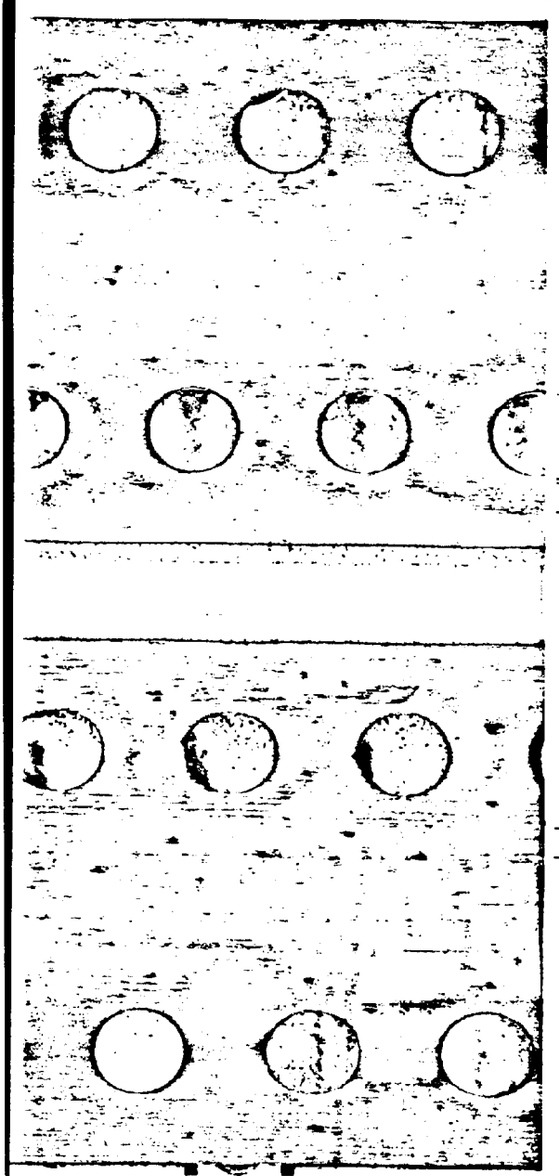
Sworn and subscribed before me on the 31st day of January, 1997.

Notary Public

My Commission Expires: 3-3-99

97 FEB -5 AM 9:03
FELIX Z. MCDONALD REGISTER
DAVIDSON COUNTY, TN.

0270222
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10340 PG 172

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
119000.00
CON TX 440.30
PRFEE 1.00
WDEED 8.00
TOTAL 449.30
CHECK 449.30

02/05/97 01 09:04 0001 3279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270222
IDENTIF. & REFERENCE

97 FEB -5 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1113790