WARRANTY DEED

BOOK 10363 PG 119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ronald M. & Marcia L. Westphal	Nations Bank	Map 102-3
(NAME) 605 Landau Drive	(NAME) 2059 North Lake Parkway, 2nd Floor	Parcel 111
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS) Tucker Georgia, 30084	80S 34152
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00)

Dollars.

Case in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, David J. Boyd and wife Sandra J. Boyd

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald Westphal and wife Marcia Westphal

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 1259 on the plan of Charlotte Park Section 18, of record in Book 3600, pages 51 and 52, Register's Office for said County.

SAID Lot No. 1259 fronts 82.00 feet on the southerly margin of Landau Drive and extends back 125.0 feet on the easterly line and 107.8 feet on the westerly line to a dead line in the rear, measuring 70.07 feet thereon.

Being the same property conveyed to David J. Boyd and wife Sandra J. Boyd by deed from Earl S. Johnson, Jr., Executor of record in Book 7804, page 236, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 107,000.00

Subscribed and sworn to before me this the 26th day of February 1997

Affiant

My commission expires: 11-25-2000

(Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 605 Landau Drive, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 genders.

Witness our hands this 26th day of February, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David J. Boyd

Sandra J. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10363 PG 120

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* David J. And wife Sandra J. Boyd

the within named bargainors, *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 Nashville, Davidson County, Tennessee, *this* 26th *day of* February, *19* 97.

Commission expires 11-25-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM

David J. Boyd and Sandra Boyd

TO

Ronald M. and Marcia Westphal

THIS INSTRUMENT WAS Prepared By Jacobs & Holt 311 White Bridge Rd. Nash, TN, 37209 mail

0891 02/28 0101 03CHECK 404.90

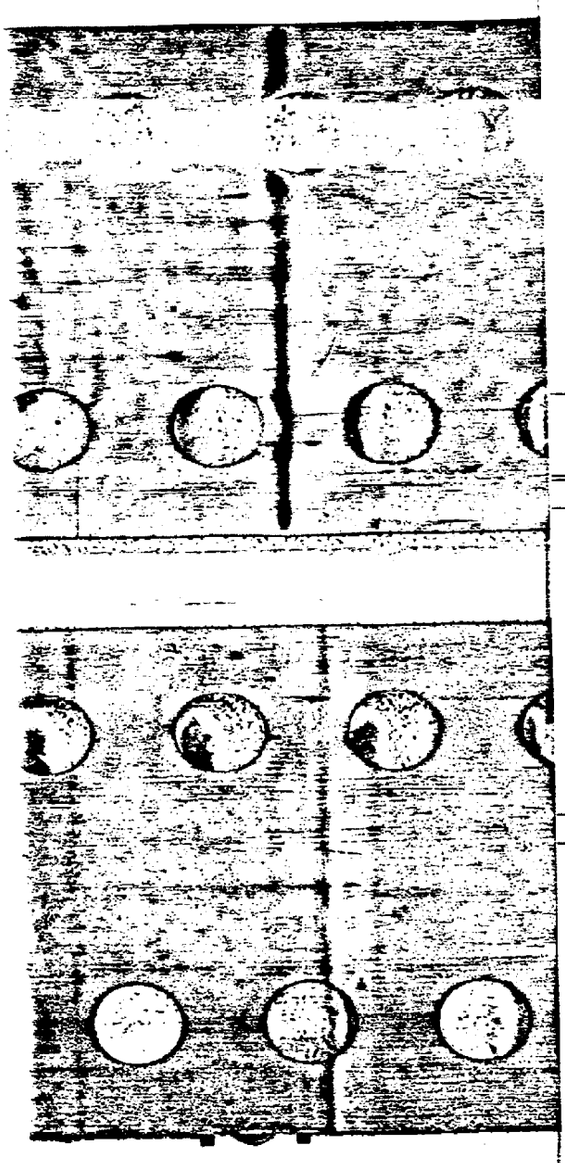
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4431
NASHVILLE, TENNESSEE 37238

97 FEB 28 AM 9:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

027721



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 121

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	
				107000.00
			CON TX	395.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	404.90
			CHECK	404.90
02/28/97	01		09:37 0001	0891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027722 I
IDENTIF. ↑ REFERENCE

97 FEB 28 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121802