BOOK 10366 PG 382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY 1997.

Notary Public

MY COMMISSION EXPIRES: November 27, 1999

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Mail

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin L. Boyd	SAME	133-15A-93CO
(NAME)	(NAME)	
320 Welch Road O-7	604 Russell St., Apt. #303	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **TED BRANNER AND WIFE, ANDREA BRANNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN L. BOYD, UNMARRIED**, 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 described as follows: Unit 0-7, of Pagoda Condominium created under Title 66 Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in book 6111, page 22 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Ted Branner and wife, Andrea Branner from Kevin McKenna and Dottie McKenna by deed of record in Book 9527, page 896 and re-recorded in Book 9623, page 10, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 320 Welch Road O-7, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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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 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 hands this 25th day of February, 1997.

Ted Branner

Ted Branner

Andrea Branner

Andrea Branner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DEBORAH J. COHEN, a Notary Public in and for said County and State, the within named Ted Branner and Andrea Branner, 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 Nashville , Tennessee this 25th day of February, 1997

Commission expires:November 27, 1999

Deborah J. Cohen

DEBORAH J. COHEN Notary Public

OFFICIAL SEAL DEBORAH J. COHEN NOTARY PUBLIC STATE OF ILLINOIS COOK COUNTY

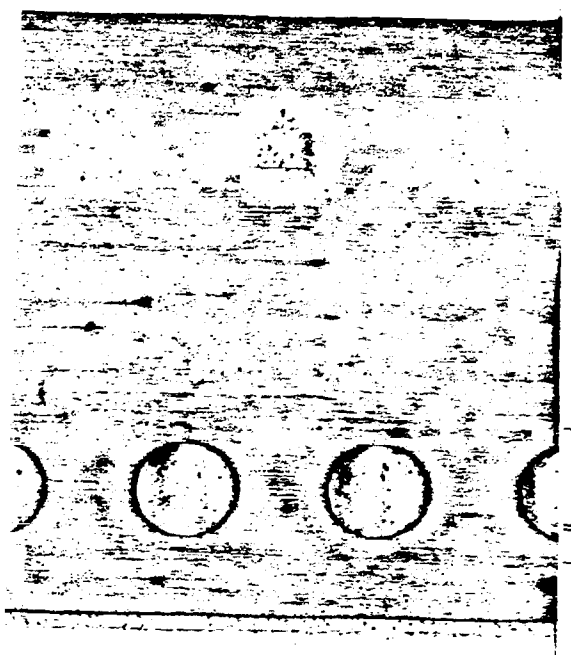
0278244

IDENTIF. & REFERENCE

97 MAR -3 PM 3:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1981 03/03 0101 02CHECK 90.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

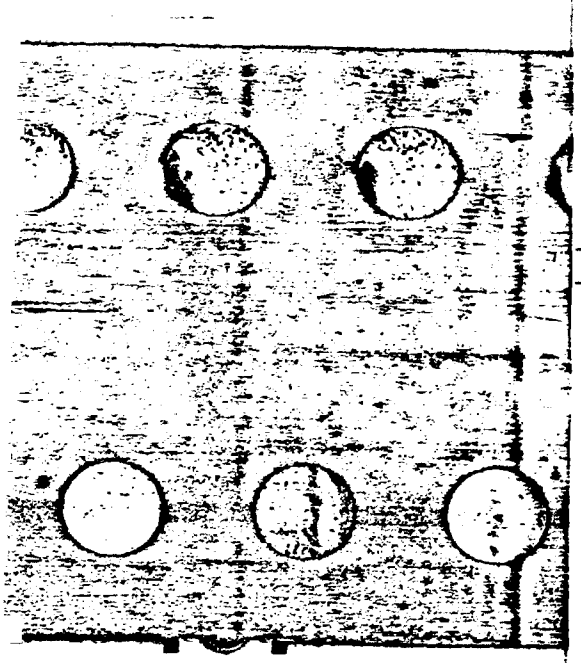
RECEIVED OF _____

FOR _____

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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	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	8.00
TOTAL	90.40
CHECK	90.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/97 C 15:04:0001 1701

0278244
IDENTIF. ↑ REFERENCE

97 MAR -3 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122380