Address New Owner	Map-Parcel Numbers:
W. Allen Boyd George L. Johnson P.O. Box 291563 Nashville, TN 37229	Map 81 Group 11 Parcel 411
Send Tax Bills To:	Address of Mortgagee:
Same	U.S. Small Business Administration 50 Vantage Way, Suite 201 Nashville, TN 37228-1500
This instrument prepared by: Hooper & Hooper 109 Westpark Drive, Suite 410, Brentwood, Tennessee 37027	

WARRANTY DEED BOOK 10421 PG 153

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BOYDE JONES and PATRICIA ANN JONES (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said W. ALLEN BOYD and GEORGE L. JOHNSON (the "Grantees") Grantees' heirs, successors in interest and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of trust from Boyde Jones and Patricia Ann Jones to Richard D. Taylor, Trustee, of record at Book 7942, page 271, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00.

George L Johnson
Affiant

Subscribed and sworn to before me this 1 day of April, 1997.

David Hooper
Notary Public

My Commission Expires: 1/16/2000

DAVID T. HOOPER NOTARY PUBLIC AT LARGE WILLIAMSON CO.

This is improved property, known as 1206 Buchanan Street, Nashville, Tennessee 37208.

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, Grantees' heirs, successors in interest and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs, successors in interest and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19 day of March, 1997.

GRANTORS:

Boyde W Jones
BOYDE JONES

Patricia Ann Jones
PATRICIA ANN JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rae Lee Anglin, a notary public in and for the aforementioned State and County, BOYDE JONES with whom I am personally acquainted, who verified that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this the 19th day of March, 1997.

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission expires: 3-11-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rae Lee Anglin, a notary public in and for the aforementioned State and County, PATRICIA ANN JONES with whom I am personally acquainted, who verified that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this the 19th day of March, 1997.

Rae Lee Anglin
Notary Public

RAE LEE ANGLIN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission expires: 3-11-99

Exhibit "A"

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

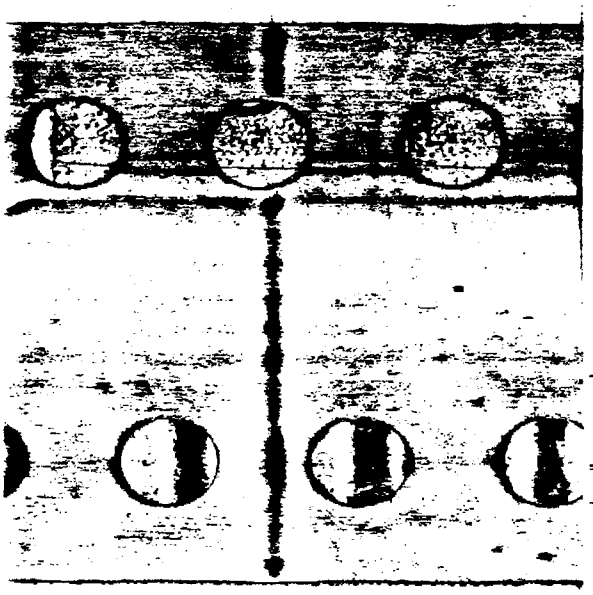
Tract 1: Land in Davidson County, Tennessee, being Lot No. 3 in W.S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, said Register's Office.
Said Lot No. 3 fronts 53 1/2 feet on the north side of Buchanan Street, formerly Hyde's Ferry Turnpike and runs back with the westerly margin of 14th Avenue North 176 feet to an alley on which it measures 53 feet.

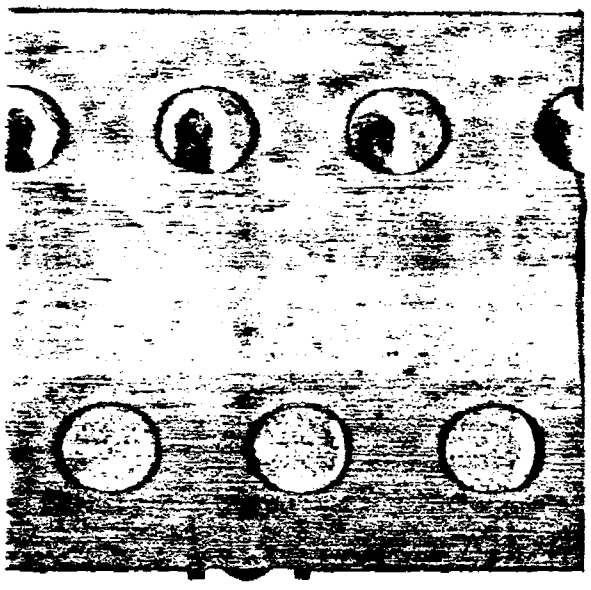
TRACT 2: Being Lot Nos. 4 and 5 on the map of W.S. Settle's Subdivision of Lot No. 7 of the Woodard property, as of record in Book 57, page 132, Register's Office for said County.
Said Lot Nos. 4 and 5 front together 103 1/2 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike and run back 162.8 feet, more or less, on the easterly line and 140 1/2 feet on the westerly line with the easterly margin of 14th Avenue North, formerly Alberta Avenue, to an alley, measuring 101 1/2 feet thereon.

TRACT 3: Land in Davidson County, Tennessee being Lot No. 7 on the plan of Settle's Subdivision of Lot No. 7, of the Woodard Property as of record in Book 57, page 132, Register's Office for said County.
Said Lot No. 7 fronts 45 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between lines 140 feet on the northerly line and 130 feet, more or less, on the southerly line to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Boyde Jones and Patricia Ann Jones by Substitute Trustee's Deed dated, September 13, 1989 of record in Book 7942, page 267, Register's Office, Davidson County, Tennessee.

0295665
IDENTIFICATION REFERENCE
PICK-UP
97 APR 10 AM 9:15
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0874 04/18 0101 02CHECK 571.70





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 156

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
151000.00

CON TX	558.70
PRFEE	1.00
WDEED	12.00
TOTAL	571.70
CHECK	571.70

04/18/97 01 09:16 0001 0874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295665
IDENTIF. ← REFERENCE

97 APR 18 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141019