[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Charles R. Boyd and wife	[Sunbelt National Mortgage	[ ]
[Edna E. Boyd	[111 Westwood Place	[Map 114-00-0]
[7456 Charlotte Pike	[Nashville, Tennessee 3702	[Parcel 221.00]
[Nashville, Tennessee 37209		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]

WARRANTY DEED BOOK 10478 PG 985

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Jeff Wilkerson, Tina C. Kelly, and Holly M. Kennedy, the Heirs at law of Carl Frank Wilkerson, deceased (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Charles R. Boyd and wife, Edna E. Boyd (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the center line of Sawyer Brown Road, thence continuing with the center line of said road in a Southeasterly direction 120 feet, more or less, to a point within the bonds of Charlotte Pike; thence continuing in the bonds of Charlotte Pike, Southwesterly 250 feet, more or less, to a point, said point being the Southeasterly corner line of the A. G. Heer tract, and the property herein described approximately north 32 degrees, West 295 feet, more or less, to a point, said point being the corner fence stack in A. G. Heer's line; thence North 69 degrees, 30 minutes East 166.5 feet, more or less, to an iron pin; thence to an iron pin thence North 68 degrees, East 162 feet, more or less, to the point of beginning, and tract containing 1.21 acres, more or less.

Being the same property conveyed to Carl Frank Wilkerson, by Quitclaim Deed from Evelyn Sue Wilkerson of Record in Book 8359, page 221, Register's Office of Davidson County, Tennessee.

The said Carl Frank Wilkerson has since died and the interest in and to the property conveyed herein passed at the death of Carl Frank Wilkerson to Jeff Wilkerson, Tina C. Kelly, and Holly M. Kennedy as his sole surviving heirs at law. An Affidavit of Heirship is attached hereto describing said inheritance.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 7456 Charlotte Pike, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $115,000.00.

Charles R. Boyd
Affiant

[Subscribed and sworn to before me this
[12th day of May, 1997

Notary Public

[My Commission Expires: 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs 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, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of May, 1997.

Jeff Wilkerson

Tina C. Kelly

Holly M. Kennedy

8541 06/04 0101 03CHECK 434.50

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Wilkerson, and Tina C. Kelly, and Holly M. Kennedy, the 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.

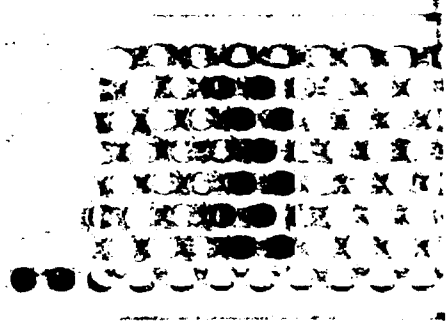
WITNESS my hand and official seal at Nashville, Tennessee, this day 12th of May, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-98

0311769
IDENTIF. & REFERENCE

97 JUN -4 AM 10:06
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

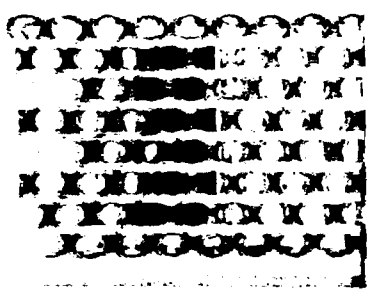
FOR _____

BOOK 10478 PG 987

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 115000.00	
			CON TX 425.50	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 434.50	
			CHECK 434.50	
06/04/97	01	10:10 0001	8541	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0311769

IDENTIF. ↑ REFERENCE

97 JUN -4 AM 10:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158467