THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

Map

OUR FILE NUMBER: 6535

MAP/GROUP/PARCEL
043-06-0/303.00

NEW OWNER'S NAME AND ADDRESS:
Earl Boyles, Jr.
214 Becklea Drive
Madison, TN 37115

SEND TAX BILLS TO:
Tucker Federal Bank
d/b/a Prime Lending
P.O. Box 211788
Augusta, GA 30917-1788

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Melissa K. Nichols, a single woman, hereinafter called Grantor, does hereby transfer and convey unto Earl Boyles, Jr., a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 208 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The subject property is improved property commonly known as 214 Becklea Drive, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 10260, Page 567, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Melissa K. Nichols

0357499
IDENTIF. & REFERENCE

97 OCT -9 AM 9:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8232 10/09 0101 03CHECK 361.50

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Melissa K. Nichols, a single woman, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of September, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $79,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

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

RECEIVED OF _____

FOR _____

BOOK 10640 PG 992

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

10/09/97 01 09:54 0001 B232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357499
IDENTIFICATION REFERENCE

97 OCT -9 AM 9:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1207559