BOOK 10903 PG 246

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Cathy J. Nivens
Affiant

Sworn to and subscribed before me on this the 24th day of April, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

First American National Bank
First American Center
Nashville, TN 37237-0209

ADDRESS NEW OWNER:
Cathy J. Nivens
3871 Couchville Pike
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, TN 37237-0209

Map/Parcel: 138/94.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, **R. D. WHITTLE, individually and as Executor of the Estate of Charlie M. Boulton**, hereinafter called the GRANTOR, have bargained and sold and by these presents, do transfer and convey unto **CATHY J. NIVENS**, unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, as follows:

Beginning at a point in the southerly margin of Couchville Pike, at an iron pin located South 50 deg. East 495 feet from a cedar post at the northwesterly corner of the property conveyed to John Alford, Jr., and wife, in Book 3917, page 101; thence with the Pike, South 50 deg. East 135 feet to an iron pin; thence leaving the Pike, South 37 deg. 25' West 653 feet; thence North 50 deg. 135 feet to an iron pin; thence North 37 deg. 25' East 653 feet to the point of beginning.

Being the same property conveyed to Charlie M. Boulton and wife, Rubye M. Boulton, by deed from John Alford, Jr., and wife, Dorothy Alford, of record in Book 4209, page 253, Register's Office for Davidson County, Tennessee. The said Rubye M. Boulton predeceased Charlie M. Boulton, leaving him the surviving tenant by the entirety.

THE SAID CHARLIE M. BOULTON DIED ON DECEMBER 17, 1997, LEAVING R. D. WHITTLE NAMED AS EXECUTOR OF THE ESTATE AND ALSO DEVISED THE ABOVE PROPERTY TO THE SAID R. D. WHITTLE IN HIS LAST WILL AND TESTAMENT, WHICH IS OF RECORD IN WILL BOOK 217, PAGE 471, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3871 Couchville Pike, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid by the Grantee when due.

And GRANTOR does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of April, 1998.

R. D. Whittle

R. D. WHITTLE, Executor for the Estate of CHARLIE M. BOULTON

R. D. Whittle

R. D. WHITTLE, Individually

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, R. D. WHITTLE the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendesonville, Tennessee, this the 24th day of April, 1998.

Charles P. Croy

NOTARY PUBLIC

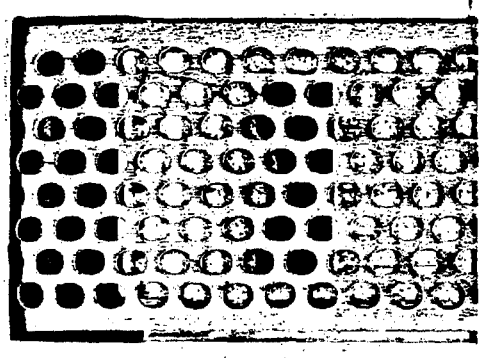
CHARLES P. CROY NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires: March 27, 1999

0430493
IDENTIF. + REFERENCE

98 APR 28 AM 10:21
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

9397 04/28 0101 03CHECK 268.00



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

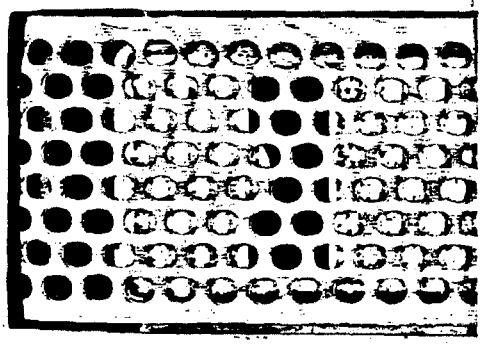
RECEIVED OF _____

FOR _____

BOOK 10903 PG 248

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

04/28/98 01 10:24 0001 9397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430493
IDENTIF. & REFERENCE

98 APR 28 AM 10:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1285496