[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Roberta June Boyet, etal	[Chase Manhatten	[
[801 Beech Bend Drive	[1901 Roxborough Road	[Map 142-14
[Nashville, TN 37221	[Suite 300	[Parcel 153
[	[Charlotte, NC 28211	[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont
[Boulevard, Suite 115, Nashville, Tennessee 37205
[Information furnished by parties hereto.

WARRANTY DEED

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, I, Roberta June Boyer, married (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Roberta June Boyer, married, Jeffrey Dale Boyet and wife, Heather Lori Boyet (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:

Land in Davidson County, Tennessee, being Lot No. 683 on the Plan of Harpeth Woods, Section III, as of record in Plat Book 5200, page 270, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roberta June Boyet, married by Warranty Deed from William H. Burt, Jr. and wife, Tara T. Burt (formerly known as Tara S. Thacker of record in Book 10446, page 313, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Roberta June Boyet and never has been and is investment property owned by Roberta June Boyet.

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

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

Grantees herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain Deed of Trust made by Roberta June Boyet, married,to Kathy J. Winstead, Trustee for U.S. Trust Mortgage, Inc., which Deed of Trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 10446, page 317, and note of even date thereby secured, in the original principal amount of $83,600.00, which has now been assigned to Chase Manhattan.

This is improved property commonly known as 801 Beech Bend Drive, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for
[this transfer is $82,436.44.

Heather Lori Boyet
Affiant

[Subscribed and sworn to before me this
[23rd day of September, 1998.

Joseph V. Ferrelli
Notary Public

[My Commission Expires: 9/23/2000

4733 09/ 0101 03:11PM CH

31.00-01

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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 Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of September, 1998.

Roberta June Boyet

Roberta June Boyet

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 **Roberta June Boyet**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at
Nashville, Tennessee, this 23rd day of September, 1998.

Joseph V. Farrell Jr.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

98 SEP 24 PM 2:42
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

0491558
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11125 PAGE 428

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 82436.44	
			CON TX 305.01	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 316.01	
			CHECK 316.01	
			09/24/98 01 14:45 0001 4733	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491558
IDENTIF. & REFERENCE

98 SEP 24 PM 2:43
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1350075