Box 5

WARRANTY DEED

BOOK 11179 PAGE 476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Michael R. Boyce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 1998.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 11-25-2000

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Boyce (NAME)	SAME (NAME)	67
4997 Old Hickory Blvd (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	109.00
Nashville, TN 37218 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna Stinson and Joseph Chester and Sherry Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Boyce

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

See Attached Legal Description

98 NOV -2 AM 8:15
L. GRANT, JR. REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0506194

Subject to the following: easements, setback lines and restrictions of record; zoning regulations and rights for public utilities; taxes for 1998 to be assumed by Grantee.

0243 11/02 0101 03CHECK 126.00

NOTE: The spouses, if any, of the above Grantors, have never resided on this vacant, unimproved tract of land, and therefore no homestead or other marital interest as contemplated by the Tennessee Code Annotated nor at common law is applicable to the subject property.

This is unimproved (X)
improved ( ) property, known as 4997 Old Hickory Blvd (House Number/Street) Nashville TN (City/Town) (State) 37218 (Postal Code)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of October, 19 98

DONNA STINSON JOSEPH CHESTER SHERRY CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Stinson and Joseph Chester and Sherry Cunningham,** the bargainor(s), 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, TN**, this **30th day of October, 1998**.

Notary Public

Commission Expires:

MY COMMISSION EXPIRES 11-25-2000

NOTARY PUBLIC AT LARGE

Being Tract No. 5 of the Edie I. Bateman Farmer heir's land, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones and Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975 as follows:

Said Tract No. 5 begins at an iron pin on the westerly margin of Old Hickory Boulevard, said iron pin being located north of the most northerly point of the intersection of Cleece's Ferry Road and Old Hickory Boulevard, beginning at the said point of intersection, North 4 degrees 00' West 13.5 feet to a point; thence around a curve to the right, having a radius of 778.97 feet a distance of 416.11 feet; thence North 18 degrees 35' West 622.29 feet to an iron pin located across Sulphur Creek, the common southerly corner of the W.F. Pugh and J.T. Baskin lands, thence with said boundary of J.T. Baskin, North 81 degrees 20' East 232.80 feet to an iron pin; thence leaving said boundary and crossing Sulphur Creek South 31 degrees 00' East 401.09 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence along the said northerly margin of Old Hickory Boulevard around a curve to the left, with a radius of 778.97 feet to a distance of 372.11 feet to the point of beginning, said tract containing 3.00 acres, more or less.

BEING the same property conveyed to Donna Stinson, Joseph Chester and Sherry Cunningham, by Substitute Trustee's Deed from Robert J. Notestine, III, Substitute Trustee, dated October 27, 1997, recorded October 27, 1997, of record in Book 10658, page 626, Register's Office for Davidson County, Tennessee.

rta/27271

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

RECEIVED OF _____

FOR _____

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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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 126.00
				CHECK 126.00
			11/02/98 01	08:15 0001 0243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506194
IDENTIF. ↑ REFERENCE

NOV -2 AM 8:15
GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365400