THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 1999.

Notary Public

My Commission Expires: 4/27/99

Address New Owner As Follows:
Joseph A. Sowell and wife,
Joanne F. Sowell
255 Vaughn's Gap Road
Nashville, TN 37205

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 100100
Atlanta, Ga 30348

Map-Parcel Number:

129-02-051
8DZ 76030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **JOSEPH JAMES BOYD AND WIFE, LAURA WALKER BOYD**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOSEPH A. SOWELL AND WIFE, JOANNE F. SOWELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Farms, Inc., Section IV, of record in Book 1835, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 200.6 feet on the westerly side of Vaughn's Gap Road and runs back 449.5 feet on the northerly line and 447.3 feet on the southerly line, to a dead line, measuring 228.1 feet thereon.

Being the same property conveyed to Joseph James Boyd and wife, Laura Walker Boyd by deed from James J. Sanders and wife, Wynelle R. Sanders, of record in Book 8389, page 686, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 94, Register's Office for said County.

This is improved property known as 255 Vaughn's Gap Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of January, 1999.

Joseph James Boyd

Laura Walker Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH JAMES BOYD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA WALKER BOYD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 1999.

Notary Public

My Commission Expires: 11/27/99

05413110

IDENTIF. & REFERENCE

99 JAN 26 PM 3:52

BILL BARRETT REGISTER
DAVIDSON COUNTY TN.

7631 01/26 0101 03CHECK 1176.50

0020606.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11312 PAGE 812

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
315000.00
CON TX 1165.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1176.50
CHECK 1176.50

01/26/99 01 15:50 0001 7631

054130

IDENTIF. # REFERENCE

99 JAN 26 PM 3:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417033