BOOK 4291 PAGE 421

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Boyd, Jr.	Same	
(NAME)	(NAME)	Map 133-1
3504 Saindon Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par- 320
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by James P. Boyd, Jr., and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

I hereby swear or affirm that the actual consideration or value whichever is greater, is $9,000. Ida C. Boyd.
Subscribed and sworn to before me this 3 day of Dec. 65
By Register B Bumble

We, James P. Boyd and wife, Ida C. Boyd,

have bargained and sold, and by these presents do transfer and convey unto the said James P. Boyd, Jr., for life and at his death to Dorothy B. Dale, Mary Ruth Mayfield, Walter C. Boyd, and Fred W. Boyd, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:
Being Lots Nos. 414 and 415 on the Map of Sunrise Heights, as of record in Book 421, page 46, Register's Office for said County, said plat being the Second Plan of Sunrise Heights.
Said lots adjoin and front together 107.5 feet on the easterly side of Calhoun Avenue and run back between parallel lines 150 feet to an alley.
Being property conveyed to James P. Boyd and wife, Ida C. Boyd, by two deeds, Lot 414 by deed from Oscar M. Street et al, of record in Book 1309, page 324, and Lot No. 415 by deed from A. P. Mays and wife, of record in book 1296, page 199, said Register's Office.

The said grantors, James P. Boyd and wife, Ida C. Boyd, reserve unto themselves a life estate in said above described property as long as they shall live with the right to occupy and use said property as their own during their lifetime.

This Instrument Was Prepared By
Harry W Pedigo (mg)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____ 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

unimproved ( )
This is improved (X) property, known as 3504 Saindon Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Boyd, Jr., for life and at his death to Dorothy B. Dale, Mary Ruth Mayfield, Walter C. Boyd, and Fred W. Boyd, their *heirs and assigns, forever.,* except as to the reservation of the life estate as above set forth.

And We *do covenant with the said* James P. Boyd, Jr. *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.*

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* James P. Boyd, Jr., for life aforesaid, and at his death to Dorothy B. Dale, Mary Ruth Mayfield, Walter C. Boyd, and ~~Fred W. Boyd, their~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* November, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. Boyd

John C. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ethelyne Turrentine, *a Notary Public in and for said County and State, the within named* James P. Boyd and wife, Ida C. Boyd,

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* November, *19*68.

Ethelyne Turrentine, *Notary Public.*

Commission Expires 2/1/72

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

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WARRANTY DEED

FROM

James P. Boyd et ux.

TO

James P. Boyd, Jr. etc.

A 22754

IDENTIF. REFERENCE

DEC 3 4 04 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

DEC-3-68	CONV	*2,000.00				
DEC-3-68 S'TAX			B*	23.40		
DEC-3-68 PR'FEE			B*	.50		
DEC-3-68	W'DEED		B*	6.00	*	29.90