THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 4416 PAGE 497 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harry M. Boyko, Jr. (NAME)	Dobson and Johnson, Inc. (NAME)	Map 129-11
909 Neuhoff Lane (STREET ADDRESS OR ROUTE NUMBER)	11th Floor J. C. Bradford Building (STREET ADDRESS)	Pcl. 63
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

M-O.

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Harry M. Boyko, Jr., and wife Jane Graham Boyko, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Clayton D. Garet, Jr. and wife Elaine L. Garet

have this day bargained and sold, and do hereby transfer and convey unto the said

Harry M. Boyko, Jr. and wife, Jane Graham Boyko

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 154 fronts 100.86 feet on the westerly side of Neuhoff Lane, and extends back 150 feet on the northerly line and 150.6 feet on the southerly line to a dead line in the rear on which it measures 108.85 feet.

Being the same property conveyed to Clayton D. Garet, Jr., and wife, Elaine L. Garet, by deed from Murphree Realty Company, as of record in Book 3884, page 512, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,150.00

Subscribed and sworn to before me, this the 8th day of May, 1970

Affiant Bonnie Bailey

My commission expires 10-24-70 (Affix Seal)

Notary Public Barbara Ferguson

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Harry M. Boyko, Jr. and wife Jane Graham Boyko

their *(successors),*

heirs and assigns forever. we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Harry M. Boyko, Jr and wife Jane Graham Boyko

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 25th *day of* April, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clayton D. Garet, Jr.

Clayton D. Garet, Jr.

Elaine L. Garet

Elaine L. Garet

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jerry D. Fridrich, *a Notary Public in and for said County and State,* Clayton D. Garet, Jr. and wife Elaine L. Garet, *the within named 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 *this* 25 *day of* April, *19*70.

Jerry D. Fridrich
Notary Public

JERRY D. FRIDRICH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 7-31-72

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 .....

MAY 11 70 CONV 30,150.00
MAY 11 70 S'TAX A* 78.26
MAY 11 70 PR'FEE A* .50
MAY 11 70 W'DEED A* 3.00 * 81.76

WARRANTY DEED

FROM Clayton D. Garet, Jr. etux

TO Harry M. Boyko, Jr. etux

A 77028

IDENTIF. REFERENCE

MAY 11 12 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.