FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF [illegible] 19[illegible].

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. L. Bainbridge, III (NAME) 119 Union Street Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy J. Boyd (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 59-14
784 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Pal. 228
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	PW

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, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy J. Boyd

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:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for said County.

Said Lot No. 226 fronts 75 feet on the westerly side of Rowan Drive and runs back between lines, 400.81 feet on the northerly side and 366.36 feet on the southerly side, to a line at the rear on which it measures 82.53 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from Hattie Mai Chumley, of record in Book 4349, page 733, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved property, known as 784 Rowan Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of December, 19 70

IN WITNESS WHEREOF, W. L. BAINBRIDGE ~~COMPANY, a Partnership, has caused this~~ instrument to be executed by a partner, duly ~~authorized by an instrument of record in Book~~ 3832, page 786, Register's Office for Davidson County, Tennessee.

W. L. BAINBRIDGE COMPANY

BY: [illegible]

A Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December 1970

Commission expires January 29, 1973

Evelyn Strasser
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM W. L. Bainbridge Company

TO Peggy J. Boyd

A 99021

IDENTIF. REFERENCE

DEC 11 1 58 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 11 70	CONV	15,950.00			
DEC 11 70	STAX		A*	41.34	
DEC 11 70	PRTFEE		A*	.50	
DEC 11 70	RDEED		A*	3.00	* 44.84