BOOK 4500 PAGE 654

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

James A. Boyers, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1971.

Notary Public

MY COMMISSION EXPIRES: 4-30-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John B. Downey, Attorney, 1864 Laurel Ridge Dr. Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James A. Boyers, Jr. (NAME) | New Owner (NAME) | Map 160-5 |
| 940 Forrest Acres Ct. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Pcl. 7 |
| Nashville, Tenn. 37220 (CITY) (STATE) (P. O. 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, J. B. Downey, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Boyers, Jr. and wife Katherine H. Boyers

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:

Lot No. 106 On the Plan of Oak Hill Estates, Section One as of record in Book 3700 page 118, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more detailed description.

Being part of the same property conveyed to J. B. Downey, Trustee, by deed from Sarah S. Stengel et al of record in Book 3992, page 756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1971, which have been prorated, Restrictive Covenants of record and the Plan of record in Book 3700, page 118, said Register's Office.

| | | | | | |
|---|---|---|---|---|---|
| MAY 11 | CONV | 10,500.00 | | | |
| MAY 11 | STAX | | A* | 27.30 | |
| MAY 11 | PRFEE | | A* | .50 | |
| MAY 11 | RECFEE | | A* | 3.00 | * 30.80 |

This is unimproved (X) improved ( ) property, known as S.W. Corner, Green Valley Dr. & Green Valley Ct., Nashville 37220
(House Number) (Street) (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 10th day of May, 1971

J. B. Downey, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Richard McLaurin, a Notary Public in and for said County and State, the within named J.B. Downey, Trustee,

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 10th day of May 19 71

Commission expires 4-30-73

Richard McLaurin
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

J. B. Downey, Trustee,

TO

James A. Boyers, Jr. Et Ux

Return to:
THIRD NATIONAL BANK

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 14253

IDENTIF. REFERENCE

MAY 11 9 26 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.