Please Return To:
Fulton, Cheek & Holland
1408 Commerce Towers Bldg.
Nashville, Tennessee 37219

BOOK 4504 PAGE 17

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

Maurice Karr, Trustee

TO

Larry F. Boyd Et Ux

For draftsman's use

This Instrument Prepared By
CLYDE [illegible] HOLLAND
1408 Commerce Towers
Nashville, Tenn. 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry F. Boyd (NAME) | First and Mid-South Mortgage Co. (NAME) | Map 96-14 |
| 3109 Jonesboro Drive (STREET ADDRESS OR ROUTE NUMBER) | 410 Union Street (STREET ADDRESS) | Par 278 |
| Nashville, Tenn 37214 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

315730

IDENTIF. REFERENCE

MAY 21 2 08 PM '71

FEE $ [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23,750.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 1971

_____ Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by LARRY F. BOYD and wife, ROXANN K. BOYD, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I

MAURICE KARR, Trustee with full powers to sell, transfer, mortgage or encumber all or part of same without joinder of any beneficiary ,

have bargained and sold, and by these presents do transfer and convey unto the said

LARRY F. BOYD and wife, ROXANN K. BOYD

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. 239 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

SAID Lot No. 239 has frontages of 80.0 feet on the south side of Jonesboro Drive and 85.0 feet on the west side of Jonesboro Court joined by a curved line having a radius of 25.0 feet and being 39.27 feet along at the intersection of said streets; and said Lot No. 239 runs back between converging lines 110.1 feet on the west margin and 105.0 feet on the south margin to a point at the rear.

BEING part of the same property conveyed to Maurice Karr, Trustee with full powers to sell, transfer, mortgage or encumber all or part of same without joinder of any beneficiary by deed from Waterfalls Developers, Inc., of record in Book 4317, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4175, page 34, said Register's Office, which shows an owners certificate, a 30-foot minimum building setback line from Jonesboro Drive and a 15-f00t minimum building setback line from Jonesboro Court and 10-foot and 15-foot easements for public utility and drainage purposes along the south and north lines of said lot, restrictive covenants of record in Book 4272, page 832, Register's Office for said County, item No. 17 of restrictive covenants provides for payment of funds by each and every property owner necessary to operate and maintain a sewage disposal system.

This is ( ) unimproved (X) improved property, known as 3109 Jonesboro Drive (House Number) (Street) Nashville (P. O. Address: City or Town) 37214 (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LARRY F. BOYD and wife, ROXANN K. BOYD their heirs and assigns, forever.

And I do covenant with the said LARRY F. BOYD and wife, ROXANN K. BOYD that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for current taxes

And Maurice Karr, Trustee with full power do further covenant and bind himself, his successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said LARRY F. BOYD and wife, ROXANN K. BOYD, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of May, 19 71

MAURICE KARR, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice Karr, 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 19th day of May, 19 71.

Notary Public.

Commission expires 5-12-74

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 .

MAY 21 '71 CONV 23,750.00
MAY 21 '71 ST TAX A* 61.62
MAY 21 '71 PR FEE A* .50
MAY 21 '71 W DEED A* 3.00 * 65.12

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

, Notary Public.

Commission expires