BOOK 4508 PAGE 742

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin Wayne Boyd (NAME)	Guaranty Mortgage Company (NAME)	Map 106-13
2133 Rosemary Lane (STREET ADDRESS OR ROUTE NUMBER)	Capitol Hill Bldg., (STREET ADDRESS)	Par. 054
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4378, page 346, Register's Office for Davidson County, Tennessee.

Oakes & Smith Realty Co., Inc.

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

Melvin Wayne Boyd and wife, Carolyn L. Boyd

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

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Glenrose Park, as of record in Book 974, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the westerly side of Rosemary Lane and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Oakes & Smith Realty Co., Inc. by deed from William L. Jones and wife, Linda H. Jones of record in Book 4485, page 921, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,118.89

Subscribed and sworn, to before me, this the 28 day of May 19 71

Affiant

My commission expires 5-7-74 (Affix Seal)

Notary Public

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 Melvin Wayne Boyd and wife, Carolyn L. Boyd, their ~~XXXXXX~~, heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

It further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said Melvin Wayne Boyd and wife, Carolyn L. Boyd, their ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 7th day of June ~~May~~, 19 71 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OAKES & SMITH REALTY CO., INC.

BY: A. V. Oakes
A. V. OAKES, PRESIDENT

This Instrument Was Prepared By

Phillip Sandon (gk)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Nellie T. Weimar, *a Notary Public of the State and County aforesaid, personally appeared* A. V. Oakes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Oakes & Smith Realty Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, *this* 7th *day of* June ~~May~~, *19*71.

Nellie T. Weimar *Notary Public*

Commission expires 5/7/74

NOTARY PUBLIC DAVIDSON CO. TENN.

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

OAKES & SMITH REALTY CO., INC.

TO

MELVIN WAYNE BOYD, ET UX

JUN-8[illegible]	CONV	10,118.89			
JUN-8[illegible]	S'TAX		A*	26.26	
JUN-8[illegible]	PR'FEE		A*	.50	
JUN-8[illegible]	W'DEED		A*	3.00	* 29.76

B 17871

IDENTIF. REFERENCE

JUN 8 8 54 AM '71

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 250-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON