TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO BOOK 1522 PAGE 98

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP PARCEL NUMBERS

Map 61-10
Par. 194

Ad

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Ruby Keeton Lunn, unmarried,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Fred Boyd and wife, Betty S. Boyd

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 54 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County.

Said Lot No. 54 fronts 60 feet on the southerly side of Horseshoe Drive, and runs back between parallel lines, 175 feet to a dead line in the rear.

Being the same property conveyed to Fred Boyd and wife, Betty S. Boyd, by deed from Lucille Tanner, a widow, in Book 3098, page 245, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

This is unimproved ( ) improved (X) property, known as 1013 Horseshoe Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (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 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.

Whenever 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 our hands this 20 day of July, 1971.

Fred Boyd

Betty S. Boyd

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, H. G. Bauer, a Notary Public in and for said County and State, the within named Fred Boyd and wife, Betty S. Boyd the bargainors, 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, Tennessee, this 20 day of July, 1971

Commission expires July 31-1973 Notary Public H. G. Bauer

TENNESSEE TITLE COMPANY

Please mail to: Mrs. Ruby Keeton Lunn, 1013 Horseshoe Drive, Nashville, Tennessee 37216

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

RUBY KEETON LUNN
REGISTER STAMP BELOW

FROM
FRED BOYD AND WIFE,
BETTY S. BOYD
TO

Warranty Deed

$4.40

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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IDENTIF. REFERENCE

JUL 21 2 42 PM '71

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 21 7	CONV	14,600.00			
JUL 21 7	S'TAX		A*	37.96	
JUL 21 7	PR'FEE		A*	.50	
JUL 21 7	W'DEED		A*	4.00	* 42.46

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 14,600.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 20 day of July, 1971.

Notary Public

My commission expires: July 31-1973

Notary Public, in and for the aforesaid State and County.