THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTORNEY, NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4652 PAGE 58

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
WILLIAM O. BOYD	SECURITY FEDERAL	
(NAME)	(NAME)	
350 LADYBIRD DRIVE	500 UNION STREET	135-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged.

Gary Thomas Baker and wife, Portia L. Baker

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

William O. Boyd and wife, Ann M. Boyd,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 84 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, Register's Office for said County.

Said lot No. 84 fronts 224.36 feet on the easterly side of Ladybird Drive, and extends back 192.75 feet on the northerly line and 227.46 feet on the southerly line to a dead line measuring 203.6 feet thereon.

Being the same property conveyed to Gary Thomas Baker and wife, Portia L. Baker by deed from Marion Thomas Collins, Jr., and wife, of record in Book 4183, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 3400, page 120, as amended by instrument of record in book 3436, page 43, Register's Office for Davidson County, Tennessee and also subject to a 30-foot easement for public utility purposes along rear line of premises, a 10-foot easement for public utilities and drainage along southerly line and subject to a 30-foot building setback line from Ladybird Drive and also subject to easements for right-of-way granted American Telephone & Telegraph Company as of record in Book 1224, page 221, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,400.00

Subscribed and sworn to before me, this the 11th day of October 19 72

My commission expires: 1-20-74 (Affix Seal)

Affiant x William O. Boyd

Notary Public Edward M. Ladd

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved ( ) property, known as 350 Ladybird Drive (House Number) (Street) Nashville, Tennessee 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

William O. Boyd and wife, Ann M. Boyd their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 for the 1972 taxes which have been pro-rated and assumed by the grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

William O. Boyd and wife, Ann M. Boyd, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 11th *day of* October, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Gary Thomas Baker

x Portia L. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward A. Cook, a Notary Public in and for said County and State, ~~William C. Boyd and Ann Boyd~~ Gary Thomas Baker and Portia L. Baker the within named 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 11th day of October, 19 72.

Notary Public

Commission expires January 20, 1974

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.....

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

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM
Gary Thomas Baker et ux

TO
William O. Boyd et ux

350 Ladybird Drive

Nashville, Tennessee

File: Security Federal
350 Lady Bird Drive
Nashville, TN. 37217

NOV-2 72 CONV 22,400.00
NOV-2 72 STAX A* 58.24
NOV-2 72 PB FEE A* .50
NOV-2 72 W DEED A* 4.00 * 62.74

B 8 2 6 0 5

IDENTIF. REFERENCE

NOV 2 2 50 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE