THIS DOCUMENT PREPARED BY DAVIS H. CARR
AMERICAN TRUST BLDG. NASHVILLE, TENN.

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Delmer Boyce	BOOK 4682 PAGE 429 Same	Map 131-4
4204 Belmont Boulevard		Parcel 60
Nashville, Tennessee 37215		SH

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND TWO HUNDRED and no/100 ($15,200.00) DOLLARS, cash in hand paid by Delmer Boyce and wife, Dorothy Boyce, receipt whereof is hereby acknowledged, Mrs. Hubert L. Kinley, Conservator of the Estate of Nina A. Steele, has this day bargained and sold and does hereby transfer and convey unto the said Delmer Boyce and wife, Dorothy Boyce, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 1 and the northerly one-half (1/2) of Lot #2 and the northerly one-half (1/2) of Lot No. 23, as shown on the Plan of record in Book No. 421, pages 118 and 119, Register's Office for said County, and known as the Plan of George W. Blair, Revised Subdivision of Belmont Park Place, and particularly described as follows:
>
> The southerly 35 feet of Lot #1 fronts 35 feet on the westerly side of Lake Drive, or Granny White Pike and extends back between parallel lines with the southerly line of Lot #1, 295 feet to an alley.
>
> The northerly 1/2 of Lot #2 fronts 125 feet on the westerly side of Lake Drive, or Granny White Pike, and extends back between parallel lines, with the northerly line of Lot #2 295 feet to an alley.
>
> Said northerly one-half (1/2) of Lot No. 23 fronts 125 feet on the easterly side of Belmont Boulevard and extends back easterly between parallel lines 275 feet to an alley.
>
> BEING the same property conveyed to Walter H. Steele and wife, Nina H. Steele, by deed from O. T. Moran and wife, Vivian Isabel Moran, of record in Book 613, page 696, and by deed of correction of record in Book 633, page 77, Register's Office for Davidson County, Tennessee. The said Walter H. Steele having since died.

This improved property, known as 4405 Granny White Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Delmer Boyce and wife, Dorothy Boyce, their heirs and assigns forever. Mrs. Hubert L. Kinley was appointed Conservator of the Estate of Nina A. Steele, by the Probate Court of Davidson County, Tennessee, under Rule #54546, wherein

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15200.00, Affiant Dorothy J. Boyce
Subscribed and sworn to before me this 21st day of Feb 1973
Deputy Register [illegible]

said Conservator by decree of said Court in Minute Book 225, page 142, is authorized to make this conveyance. The said Mrs. Hubert L. Kinley, in her capacity as Conservator of the Estate of Nina A. Steele, covenants that the said Nina A. Steele is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, and that, pursuant to the said order of the Probate Court of Davidson County, Tennessee, she is authorized to execute this Deed as Conservator of the Estate of the said Nina A. Steele.

The said Mrs. Hubert L. Kinley, in her capacity as Conservator of the Estate of Nina A. Steele, further covenants and binds herself and her successors, to warrant and forever defend the title to said real estate to the said Delmer A. Boyce and wife, Dorothy Boyce, their heirs and assigns, against the lawful claims of all persons.

WITNESS her hand this 12TH day of February, 1973.

B 9 5 4 6 3

IDENTIF. REFERENCE

FEB 21 12 42 PM '73

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

FEB21'73 CONV 15,200.00
FEB21'73 S'TAX A* 39.52
FEB21'73 PR'FEE A* .50
FEB21'73 W'DEED A* 4.00 * 44.02

Mrs. Hubert L. Kinley
Mrs. Hubert L. Kinley, Conservator of the Estate of Nina A. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVIS H. CARR, a Notary Public of the State and County aforesaid, personally appeared Mrs. Hubert L. Kinley, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Conservator of the Estate of Nina A. Steele, the within named bargainor, and that she as such Conservator, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and seal at office in Nashville, Davidson County, Tennessee, this 12TH day of February, 1973.

DAVIS H. CARR NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: 2/11/74