Map 175
Parcel 61
P.O.

MAP BOOK _____
PAGE _____

This Instrument Prepared from Information Furnished by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, Tennessee 37167

STATE OF TENNESSEE]
RUTHERFORD COUNTY]

BOOK 4687 PAGE 364

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($5,750.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged:

I, the undersigned BESSIE IRENE SHIVER, have bargained and sold and do hereby transfer and convey unto EDWARD H. BOYD and wife, VERNA LOUISE BOYD, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd (formerly 3rd) Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lot No. 5 of the Stewart Subdivision No. 1, according to survey made by Pete Meyer, Surveyor, on February 21, 1946, said survey not being of record, and being described as Survey of Lots 1 to 7 of Subdivision No. 1 of Emerson N. Stewart's property.

SAID Lot No. 5 fronts 300 feet on the Northerly side of what is now Maxwell Road, and extends back between parallel lines 309 feet to a dead line, and measures 300 fee on said dead line, the Southeast corner of said Lot No. 5 being 601.6 feet Westerly from the Southeast corner of the property conveyed to Emerson N. Stewart and wife, Mary Eva Stewart, of record in Book 911, page 168, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the undersigned by Deed from CHARLES EDWARD STEWART and wife, MARY EVA STEWART, of record in Book 3343, page 546, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, easements and setback lines affecting the hereinabove-described property; AND, to all Zoning and Subdivision Regulations of the appropriate Governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and

title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND, I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as above-noted.

AND, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantor shall be responsible for 1972, and prior years', taxes. Grantees shall be responsible for 1973, and succeeding years', taxes.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS MY HAND, this 6th day of March, 1973.

Bessie Irene Shiver
BESSIE IRENE SHIVER

STATE OF TENNESSEE]
]
COUNTY OF Rutherford]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named BESSIE IRENE SHIVER, the bargainor, with whom I am personally acquainted; and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in LaVergne, Tennessee, this 6th day of March, 1973.

Ira Waldrop
Notary Public

MY COMMISSION EXPIRES:
Jan 22, 1977

Buyer
Edward N. Boyd Etux
Rt # 2
Antioch. Tennessee

Jay Bills
Deene

BOOK 4687 PAGE 366

B 9 7 5 4 2

IDENTIF. REFERENCE

MAR 8 12 29 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
Rutherford COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS _____
Edward N Boyd Etux
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 19 73
Ina Walding NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan 22, 1977

NOTARY PUBLIC RUTHERFORD COUNTY

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $5750.00. Affiant Charles Kirby
Subscribed and sworn to before me this 8th day of March 19 73
Deputy Register D. Williams

MAR-8	CONV	*5,750.00				
MAR-8	S'TAX		A*	14.82		
MAR-8	PR'FEE		A*	.50		
MAR-8	W'DEED		A*	6.00	*	21.32