ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	104-11
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	146.00
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged; we,

OCT 19[illegible] CONV 16,000.00
OCT 19[illegible] S'TAX A* 41.60
OCT 19[illegible] PR'FEE A* .50
OCT 19[illegible] W'DEED A* 4.00 * 46.10

GRACE F. FOX, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said JOE M. BOYD, JR. AND WIFE, JANEICE F. BOYD

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 60 feet on the southerly side of Jones Avenue, now Fairfax Avenue, and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Grace F. Fox, by deed from Gertrude O. Kent, a widow, as of record in Book 4353, page 864, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1973 applicable to said property.

unimproved ( )
This is improved (X) property, known as 2509 Fairfax Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 19th day of October, 1973.

Grace F. Fox

GRACE F. FOX

BOOK 4757 PAGE 192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary P. Sharp, a Notary Public in and for said County and State, the within named GRACE F. FOX, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENN, this 18th day of October, 1973.

My commission expires May 2, 1977 Notary Public Mary P. Sharp

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe M. Boyd Jr.
Janeice F. Boyd

Sworn to and subscribed before me
this 18th day of October, 1973.

My commission expires 3-17-77 Notary Public

This instrument was prepared by:

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

WARRANTY DEED

FROM

GRACE F. FOX, unmarried

TO

JOE M. BOYD, JR. AND WIFE, JANEICE F. BOYD

C 28535

IDENTIF. REFERENCE

Oct 19 3 16 PM '73

FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219