BOOK 4773 PAGE 1

Buyer: Jerry R. Baxter 335
mail to: 3380 Old Hickory Blvd.
Madison, Tenn. 37115

THIS INSTRUMENT PREPARED BY
GILL & HARVILL
ATTORNEYS-AT-LAW
102 BANK AVENUE
CENTERVILLE, TENNESSEE 37033

For and in consideration of the sum of THREE THOUSAND AND NO/100 ($3,000.00) DOLLARS, paid and to be paid as follows: $870.00 cash in hand paid, and a note in the amount of $2,130.00 secured by a Deed of Trust of this date, we, FRED M. BOYCE AND WIFE, JULIA MATLOCK BOYCE, have this day bargained and sold and by these present do transfer and convey unto JERRY R. BAXTER AND WIFE, GENEVIEVE V. BAXTER, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land, lying and being situated in Davidson County, Tennessee, and more particularly bounded and described as follows:

Being Lot No. 15 of Block "B" on the Map of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for said County.

Said Lot No. 15 fronts 101 feet on the easterly side of Bixler Avenue and runs back between parallel lines, 191.5 feet to a dead line.

Being the same property conveyed to us by deed of A. C. Gronberg et ux, dated June 9, 1951, and recorded in Deed Book 2035, page 85, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said lot or parcel of land, together with all the estate, title and interest thereunto belonging unto the said JERRY R. BAXTER AND WIFE, GENEVIEVE V. BAXTER, their heirs and assigns, forever.

We covenant that we are true and lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance and that the same is free and unencumbered, except the 1973 property taxes, which the sellers will pay.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said JERRY R. BAXTER AND WIFE, GENEVIEVE V. BAXTER, their heirs and assigns, as against the lawful claims of all persons whomsoever.

In testimony whereof we have hereunto set our hands and signatures on this 15 day of September, 1973.

Fred M. Boyce

Julia Matlock Boyce

C35303

IDENTIF. REFERENCE

Dec 14 1 41 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE

COUNTY OF HICKMAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Fred M. Boyce and wife, Julia Matlock Boyce, with whom I am personally aequainted, and who acknowledges that they executed the within instrument for the purpose therein contained.

Witness my hand and seal at my office in Madison, Tennessee, this 15 day of September, 1973.

E. R. Cooley
Notary Public

My commission expires: 7-23-74

SEND TAX BILLS TO: Mr. Fred M. Boyce
Nunnelly, Tennessee 37137

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3000.00. Affiant Jerry R. Boyton

Subscribed and sworn to before me this 14th day of December 1973

Deputy Register J. Head

DEC 14 CONV *3,000.00 A* 7.80
DEC 14 STAX A* .50
DEC 14 PREEE A* 4.00 * 12.30
DEC 14 WDEED