THIS INSTRUMENT PREPARED BY:
Charles C. Morrow, Attorney
3221 Nolensville Road
Nashville, Tennessee 37211

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick S. Boyd (NAME)	Home Federal Savings & Loan (NAME)	6D 63135
5024 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER)	L & C. Tower (STREET ADDRESS)	6D 6 7 526 MAP 161.2 85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	181.2-100 PM

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND ONE HUNDRED AND NO/100 ($7,100.00)---------- *Dollars,*

cash in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, and the assumption of a present indebtedness on the property herein conveyed in the approximate amount of Twenty Thousand Five Hundred ($20,500.00) Dollars, as evidenced by instrument recorded in Book 4678 Page 239, Register's Office for said County.

WADE B. SADLER and wife, SUZANNE SADLER

have this day bargained and sold, and do hereby transfer and convey unto the said PATRICK S. BOYD and wife, MARGARET A. BOYD, their *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of McMurray Hills, of record in Book 3700, page 5, and Reserved Parcel "M" on the plan of McMurray Hills, of record in Book 4470, page 121, all in the Register's Office for said County.

SAID Lot No. 37 and said Reserved Parcel "M" front 72 feet on the easterly margin of Ashley Drive and extend back 212.3 feet on the northerly line and 215.2 feet on the southerly line to a dead line in the rear, measuring 72.10 feet thereon.

Being the same property conveyed to Wade B. Sadler and wife, Suzanne Sadler, by deed from Betty Jean Featherstone, unmarried, which was the same property conveyed to Phillip S. Featherstone and wife, Betty S. Featherstone by deed from Jones Lumber Company, Incorporated, of record in Book 4047, page 699, RODC. Said Betty Jean Featherstone and Betty S. Featherstone are one and the same person.

Betty Jean Featherstone having received the entire interest by divorce decree as of record in Minute Book 18A, page 276, and recorded in Book 4655, page 589, RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 27,600.00

Subscribed and sworn to before me, this the 4 day of October 1974

Affiant

My commission expires: 10/18/76 (Affix Seal)

Notary Public

This is { } unimproved { X } improved property, known as 5024 Ashley Drive, Nashville, Tennessee (House Number) (Street) 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 PATRICK S. BOYD AND WIFE, MARGARET A. 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 as noted above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Patrick S. Boyd and wife, Margaret A. Boyd, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4 day of October, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wade B. Sadler

Suzanne Sadler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wade B. Sadler and wife, Suzanne Sadler

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 4 day of October, 19 74.

Notary Public

Commission expires 10/18/76

CHARLES C. MOON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

OCT-7	CONV	27,600.00			
OCT-7	S'TAX		A*	71.76	
OCT-7	PR'FEE		A*	.50	
OCT-7	W'DEED		A*	4.00	* 76.26

WARRANTY DEED

FROM Wade B. Sadler et ux

TO Patrick S. Boyd et ux

C 73915

IDENTIF. REFERENCE

OCT 7 9 15 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238