BOOK 4882 PAGE 801

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Jan 1975

Notary Public

MY COMMISSION EXPIRES: 4-27-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bernard M. Rosenblum, 18th Floor - Life & Casualty Tower, Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Sharpe et ux, Fannie E. Sharpe (NAME)	SAME (NAME)	Map 92-7
2405 Batavia Street (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par. 204
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Abraham F. Boykin et ux, Cladie Mae Boykin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Sharpe et ux, Fannie E. Sharpe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee being Lot No. 19 on the Plan of G. W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract, as of record in Book 57, Page 59, Register's Office for said County.

Said Lot No. 19 fronts 35 feet on the southerly side of Batavia, formerly Prospect Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Abraham F. Boykin and wife, Cladie Mae Boykin by deed from V. H. Dixon and wife, Henrie B. Dixon of record in Book 2494, Page 619, and by deed of correction of record in Book 2596, Page 483, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2405 Batavia Street, Nashville, TN. 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 20th day of Jan, 1975

ABRAHAM F. BOYKIN

CLADIE MAE BOYKIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Bernard M. Rosenblum, a Notary Public in and for said County and State, the within named Abraham F. Boykin and wife, Cladie Mae Boykin

the 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 20th day of January 19 75

Commission expires 4/27/76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ABRAHAM F. BOYKIN et ux,

TO

CLADIE MAE BOYKIN

EDDIE SHARPE et ux,

FANNIE E. SHARPE

C 8 4 9 8 4

IDENTIF. REFERENCE

JAN 21 1 30 PM '75

FELIX A. ALLISON REGISTER
DAVIDSON COUNTY, TENN.

JAN 21 75	CONV	16,000.00			
JAN 21 75	S'TAX		A*	41.60	
JAN 21 75	PR'FEE		A*	.50	
JAN 21 75	W'DEED		A*	4.00	* 46.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.