BOOK 4977 PAGE 764 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,950.00

James P. Boyd, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Boyd, Jr., (NAME)	The Lomas and Nettleton Company (NAME)	119-14-241
225 E. Morton Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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~~ I, B. N. Brittain,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Boyd, Jr.,

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. 42 on the William Lee Subdivision of the Roth property, as of record in Book 1130, page 67, Register's Office for said County.

SAID Lot No. 42 fronts 60 feet on the southerly side of Morton Avenue and runs back between parallel lines 185 feet to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to B. N. Brittain and wife, Willie Mai Brittain by deed from Dorothy E. Pack Brown of record in Book 3026, page 177, Register's Office for Davidson County, Tennessee. The said Willie Mai Brittain having since died.

This conveyance is subject to restrictive covenants of record in Book 1300, page 572, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is ~~unimproved~~ ( ) improved (XX) property, known as 225 Morton Avenue, Nashville, Tennessee 37211
(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 my hand this 8th day of December, 1975

B. N. Brittain

B. N. BRITTAIN

STATE OF TENNESSEE
Davidson County

BOOK 4977 PAGE 765

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. N. Brittain

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of December 19 75.

Commission expires 11-7-79

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 B. N. BRITTAIN

TO JAMES P. BOYD, JR.

D 27443

IDENTIF. T REFERENCE

DEC 9 12 04 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-9	CONV	16,950.00			
DEC-9	S'TAX		B*	43.94	
DEC-9	PR'FEE		B*	.50	
DEC-9	W'DEED		B*	4.00	* 48.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Lytle, Adams, Mc
2221 Nolensville Rd.
Nashville 37211