FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater for this transfer is $42,500.00.

Bob J. Golter

Subscribed and sworn to before me this the 22nd day of March, 1976.

Notary Public

My commission expires: Sept. 19, 1977

This Instrument was prepared by Claude Callicott, Attorney at Law, 513 Nashville City Bank & Trust Building, Nashville, Tennessee 37201.

Address new Owner	Send Tax Bill to	Map 116-12 Parcel 16
Bob J. Golter and wife, Helen Hall Golter 3809 Woodmont Lane Nashville, Tenn. 37215	Bob J. Golter and wife, Helen Hall Golter 3809 Woodmont Lane Nashville, Tenn. 37215	M-P

WARRANTY DEED

For and in consideration of the sum of Forty-Two Thousand Five Hundred Dollars ($42,500.00) cash in hand paid by the grantees, Bob J. Golter and wife, Helen Hall Golter, to the grantor, Annabel S. Boyce, the receipt of which is hereby acknowledged, I, Annabel S. Boyce, have this day bargained and sold and by these presents do transfer and convey unto the said grantees, Bob J. Golter and wife, Helen Hall Golter, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 6 of Block "H" on the Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Beginning at a point in the northerly margin of Woodmont Lane, the common corner of Lots Nos. 5 and 6; running thence with the westerly line of Lot No. 5, 228.9 feet to a point; thence northwesterly 133.6 feet to a concrete monument; thence southwesterly 140 feet to a point, being the common corner of Lots Nos. 6 and 7; thence with the northeasterly line of Lot No. 7, southeasterly 219.5 feet to a point in the margin of Woodmont Lane; thence with the margin of the same northwesterly 75.5 feet to the point of beginning.

Being the same property conveyed to Moffatt G. Boyce and wife, Annabel S. Boyce, by deed from Albert G. Morris and wife, Dorothy H. Morris, of record in Book 1416, page 308, Register's office for Davidson County, Tennessee, the said Moffatt G. Boyce having since died.

This is improved property known as 3809 Woodmont Lane, Nashville, Tennessee 37215.

This conveyance is made subject to the following:

1. Taxes of the Metropolitan Government of Nashville and Davidson County, Tennessee, for the year 1976, which said taxes have been prorated and are hereby assumed by the grantees.

2. The plan of record in Book 1130, page 13, said Register's Office shows an owner's certificate, a 40 ft. minimum building set-back line from Woodmont Lane and a 10 ft. easement for public utility purposes along the rear line of said lot.

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, Bob J. Golter and wife, Helen Hall Golter, their heirs and assigns forever. I do covenant with the said grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as hereinabove set out. I do further covenant and find myself, my heirs and representatives to warrant and forever defend the title to said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I do further covenant that I am the surviving widow of Moffatt C. Boyce, and that I have not remarried since his death.

Witness my hand this 22nd day of March, 1976.

D 4 1 9 6 5

IDENTIF. REFERENCE
MAR 26 3 10 PM '76
FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Annabel S. Boyce
Annabel S. Boyce

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, Jessie M. Harris, a Notary Public in and for said County and State, the within named Annabel S. Boyce, the barganor, 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, Tennessee, this 22nd day of March, 1976.

Jessie M. Harris
Notary Public
State of Tenn.

JESSIE M. HARRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires:

July 1, 1979

MAR26'76	CONV	42,500.00			
MAR26'76	S'TAX		B*	110.50	
MAR26'76	PR'FEE		B*	.50	
MAR26'76	W'DEED		B*	4.00	* 115.00