ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe M. Boyd (NAME)	New Owner (NAME)	Map 104-11
2006 Twenty-Sixth Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 251
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Twenty-One Thousand and no/100----------($21,000.00)---------- DOLLARS

One Thousand Five Hundred ($1,500.00) Dollars of which has been paid in cash by Joe M. Boyd and for the remainder the said Joe M. Boyd has agreed to pay the unpaid principal balance of Nineteen Thousand Five Hundred ($19,500.00) Dollars by executing a promissory note of even date herewith, the terms and conditions of said promissory note being incorporated herein by reference as if set out verbatim, and said amount being secured by a Deed of Trust filed simultaneously herewith in the Register's Office for Davidson County, Tennessee.

C. Wade Wilkes

have bargained and sold, and by these presents do transfer and convey unto the said Joe M. Boyd

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows:

Being part of Lot No. 61 and part of Lot No. 62 in the Bransford Realty Company's subdivision of the Edgar Jones Home Place the Plan of which is of record in Book No. 421 Page 7 of the Register's Office of Davidson County Tennessee, said part of Lot No. 61 fronts 60 feet on the southerly side of the property being conveyed this same day to Joe M. Boyd from C. Wade Wilkes by a separate deed and extends back between parallel lines 65 feet to an alley; and said part of Lot No. 62 fronts 60 feet on the south side of Barton Avenue and extends back southerly between parallel lines and with the eastern margin of 26th Avenue 215 feet more or less to an alley, in the rear, less that part and excluding that part of Lot No. 62, the northerly 150 feet, conveyed away by deed of record in Book 747, page 160, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to C. Wade Wilkes, by deed from Mark Bradford and wife, Audrey Bradford, as found of record in Book 739, Page 381 of the Register's Office of Davidson County, Tennessee. Said Lot No. 62 is conveyed to the said Joe M. Boyd, subject to the restrictions as set forth in Book No. 431 Page 208 of the Register's Office of Davidson County Tennessee all of which are made a part hereof as fully as if incorporated herein, and reference is hereby made to said instrument for its contents in full.

unimproved ( )
This is improved (X) property, known as 2006 (House Number) Twenty-Sixth Avenue, South (Street)

Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 29 day of November, 1976.

C. Wade Wilkes

C. Wade Wilkes

BOOK 5093 PAGE 975

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, C. WADE WILKES (SANDRA K. DAVIS), a Notary Public in and for said County and State, the within named C. Wade Wilkes

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 PLYMOUTH MICHIGAN, this 29 day of NOVEMBER, 1976.

My commission expires July 16, 1977 Notary Public Sandra K Davis

SANDRA K. DAVIS
Notary Public, Wayne County, Mich.
My Commission Expires 7-16-77

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Joe M. Boyd

Sworn to and subscribed before me this 1st day of December, 1976.

My commission expires 2-7-80 Notary Public Frank L. Ostettler

FRANK L. OSTETTLER NOTARY PUBLIC STATE AT LARGE TENN.

Larry D. Woods
This instrument was prepared by:
Woods & Woods, A Professional Ass'n., 121 17th Ave., So., Nashville, Tenn. 37203

Name	Address
DEC-6% CONV 21,000.00	
DEC-6% S'TAX	B* 54.60
DEC-6% PR'FEE	B* .50
DEC-6% W'DEED	B* 4.00 + 59.10

WARRANTY DEED

FROM C. Wade Wilkes

TO Joe M. Boyd

D 79900

IDENTIF. REFERENCE

DEC 6 12 59 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219