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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

X Steven W. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 19 77

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

L. SATURN NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven W. Boyd, et ux (NAME)	Baker Mortgage Corporation (NAME)	Map 162-3
345 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway (STREET ADDRESS)	Par 141
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	5DU-51082

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, ANITA G. BRUST SMITH and husband DAVID V. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN W. BOYD and wife, KATHLEEN J. BOYD

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. 156 on the Plan of Antioch Park, Section 5, as of record in Book 4460, page 58, Registe's Office for Davidson County, Tennessee, described according to said plan for a more complete and accurate legal description.

BEING all the same property conveyed to Anita G. Brust, by deed from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4664, page 545, Register's Office for Davidson County, Tennessee. The said Anita G. Brust having since married and being known as Anita G. Brust Smith.

David V. Smith, husband of Anita G. Brust Smith, joins in this conveyance to convey any right, title and interest he may have in subject property.

This is unimproved ( ) improved (X) property, known as 345 Bart Drive, (House Number) (Street), Tennessee - (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 hand s. this 23rd. day of February, 19 77

Anita G. Brust Smith
Anita G. Brust Smith

David V. Smith
David V. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita G. Brust Smith and husband David V. Smith

the bargainor S, 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 23rd day of February 1977

Commission expires _____

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

1187

WARRANTY DEED

FROM

ANITA G. BRUST SMITH, ET VIR

TO

STEVEN W. BOYD, ET UX

D 9 1 1 0 3

IDENTIF. REFERENCE

FEB 28 10 07 AM '77

FEE $ _____ REGISTER DAVIDSON COUNTY, TENN.

Alan L. Saturn, Atty.
24th Floor
First American Center
Nashville, Tenn. 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB28 77	CONV	27,000.00			
FEB28 77	S'TAX		B*	70.20	
FEB28 77	PR'FEE		B*	.50	
FEB28 77	W'DEED		B*	4.00	* 74.70