Prepared By: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 5123 PAGE 664

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann F. Colby & Ted L. O'Neal (NAME)		111-12-165
1521 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	(NAME) Same (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------Ten and No/100----------$10.00---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on two notes in the original amount of $60,000.00 to S. Ralph Gordon, Trustee, secured by an Installment Deed made by Ronald P. Boyle, et ux to Raymond H. Darrow, Trustee, of record in Book 4870, page 200, Register's Office for Davidson County, Tennessee.

We, Ronald P. Boyle and wife, Linda Faye Boyle,

have this day bargained and sold, and do hereby transfer and convey unto the said Ann F. Colby and Ted L. O'Neal, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 1/2 of Lot No. 39 and all of Lot 40 of Block "M", on the Map of Maplehurst Subdivision, of record in Book 843, page 22 and 23, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., surveyor, dated November 1, 1974, described as follows:

Said part of lot 39 and all of Lot 40 front together 300 feet on the southerly side of Graybar Lane and extend back between parallel lines 300 feet to a dead line measuring 300 feet thereon.

Being the same property conveyed to Ronald P. Boyle and wife, Linda Faye Boyle, by deed from S. Ralph Gordon, Trustee, of record in Book 4870, page 200, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22

Subscribed and sworn to before me, this the 11th day of March 19 77

My commission expires: 8-29-79 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 1521 Graybar Lane, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ann F. Colby and Ted L. O'Neal, their, *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 11th *day of* March, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RONALD P. BOYLE

LINDA FAYE BOYLE

BOOK 5123 PAGE 665

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barry W. Bedford a Notary Public in and for said County and State, Ronald P. Boyle and wife, Linda Faye Boyle

the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 11th day of March 19 77

Barry W. Bedford Notary Public

Commission expires 8-29-79

BARRY W. BEDFORD NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

MAR 14 77	CONV	72,000.00			
MAR 14 77	S TAX		B*	187.20	
MAR 14 77	PR FEE		B*	.50	
MAR 14 77	W DEED		B*	4.00	* 191.70

WARRANTY DEED

FROM

Ronald P. Boyle, Et Ux

TO

Ann F. Colby, et al

D 93317

T

IDENTIF. REFERENCE

MAR 14 8 46 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

[illegible]

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238