WARRANTY DEED

BOOK 5154 PAGE 123

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 1977.

Notary Public

MY COMMISSION EXPIRES: 6-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Boyd et ux (NAME)	Same As New Owner (NAME)	Map 164
Route 2, Maxwell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par 159
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, I, Murrell Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Boyd and wife, Verna Louise 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 lying and being in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by John D. McCormick, November 15, 1975, as follows, to-wit:

Beginning at an iron pin located at the northeast corner of the John M. Pickard, III, et ux property of record in Book 3707, page 167, Register's Office for Davidson County, Tennessee and also being the northwest corner of the Murrell Stewart property of record in Book 4855, page 452, Register's Office for Davidson County, Tennessee; thence north 3° 45' east 396.6 feet to an iron pin; thence south 87° 11' east 300 feet to an iron pin; thence south 3° 45' west 404.3 feet to an iron pin; thence north 5° 50' west 300 feet to the point of beginning, containing 2.76 acres, more or less.

Being the same property conveyed to Murrell Stewart by deed from Tennie M. Stewart of record in Book 4997, page 184, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 26th day of May, 1977

Murrell Stewart

MURRELL STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Murrell Stewart

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 Madison, Tenn., this 26th day of May, 1977

Commission Expires 11-7-79 Charles P. Cox, Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

JUN 2 12 26 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-27	CONV	*3,250.00			
JUN-27	S'TAX		B*	8.32	
JUN-27	PR'FEE		B*	.50	
JUN-27	W'DEED		B*	4.00	* 12.82

WARRANTY DEED

FROM

Murrell Stewart

TO

Edward H. Boyd, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York