BOOK 5160 PAGE 336

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 1977

[illegible]
Notary Public

MY COMMISSION EXPIRES: 8/10/80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Attorney At Law, 911 J.C. Bradford Bldg., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Bobo and wife Mary	M. Bobo ····· same	
(NAME)	(NAME)	
3408 Amanda Avenue		146-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24 pw
Nashville, Tennessee 37215		
(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, WE, THOMAS W. BOYCE AND WIFE, ETHEL DAVIS BOYCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BOBO AND WIFE MARY M. BOBO

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 part of Lot No. 2 on the Plan of Fesseyland, as of record in Book 2854, page 99, Register's Office for said County, described as follows:

Beginning on the easterly margin of Franklin Road, at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, easterly 250 feet to the corner of Lots Nos. 1, 2 and 3; thence with the line between Lots Nos. 2 and 3, southeasterly 203.3 feet to the northwesterly margin of Farrell Road; thence with the same, south 60° 25' west 429.17 feet to the beginning of a curve, which was conveyed to the City of Oak Hill by deed from W. P. Russell, et al, of record in Book 3249, page 431, said Register's Office; thence around said curve, having a radius of 35 feet, northwesterly 79.08 feet to the easterly margin of Franklin Road; thence with the same, north 9° 52' east 407.27 feet to the beginning.

Being the same property conveyed to Thomas W. Boyce and wife, Ethel Davis Boyce, by deed from Russell Home Builders and recorded in Book 3282, page 579, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

See reverse for additional provisions.

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 our hand s this 15th day of June, 1977

Thomas W. Boyce
THOMAS W. BOYCE

Ethel Davis Boyce
ETHEL DAVIS BOYCE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas C. Scott, a Notary Public in and for said County and State, the within named Thomas W. Boyce and wife Ethel Davis Boyce

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 15th day of June, 1977

Commission Expires 8/10/80 Thomas C. Scott, Notary Public

THOMAS C. SCOTT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

The above property is secured by a deed of trust recorded in Book 3290, page 452, said Register's Office to Horschel Greer, Trustee, securing a note payable to Guaranty Mortgage Company dated September 28, 1961, with principal amount of $14,475.52 as of the date hereof; as part of the consideration for this conveyance the Grantees assume and agree to pay the unpaid balance of said note and the Grantors hereby retain a lien on the above conveyed property to secure the performance of the Grantee's covenant to pay said note.

Grantors hereby assign the escrow account held by Guaranty Mortgage Company under loan no. 12221 to the Grantees.

IDENTIF. REFERENCE — JUN 16 2 41 PM — FEE — DAVIDSON COUNTY, TENN.

JUN16'77	CONV	77,600.00		
JUN16'77	S'TAX		B*	201.76
JUN16'77	PR'FEE		B*	.50
JUN16'77	W'DEED		B*	4.00 * 206.26

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York