BOOK 5194 PAGE 358

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,700.00

Joseph Lee Boykin Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th. DAY OF September, 19 77

Notary Public

MY COMMISSION EXPIRES: 11-26-80
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Lee Boykin, Jr. (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 14-0
7575 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 89
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	149

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, WILLARD M. GUPTON AND WIFE, JO ANN GUPTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH LEE BOYKIN, JR. AND WIFE, CHARLENE JOY BOYKIN

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 the 14th Civil District of Davidson County, Tennessee, being Lot No. 53 on the survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

Beginning at a point in the northeast margin of Bidwell Road, 6972.6 feet from the margin of Old Clarksville Pike; thence North 58° East 408 feet to a point; thence South 87° 15' East 289.5 feet to a point; thence South 59° West 645.6 feet to a point in the northeast margin of Bidwell Road; thence with the margin of the same, North 31° West 165.6 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Willard M. Gupton and wife, Jo Ann Gupton by deed from John F. Spickler and wife, Sheila D. Spickler of record in Book 5067, page 490, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7575 Bidwell Road, Joelton, Tennessee 37080
(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 7th. day of September, 19 77

Willard M. Gupton

Willard M. Gupton

Jo Ann Gupton

Jo Ann Gupton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Willard M. Gupton and wife, Jo Ann Gupton

the bargainors, 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 7th day of September, 1977.

Commission expires 11-26-80

Brenda J. Gibson
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

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 (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 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

WARRANTY DEED

FROM
Willard M. Gupton and wife,
Jo Ann Gupton

TO
Joseph Lee Boykin, Jr. and wife,
Charlene Joy Boykin

E24831

IDENTIF. REFERENCE

SEP 8 10 08 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-8??	CONV	54,700.00		
SEP-8??	S'TAX		B* 142.22	
SEP-8??	PR'FEE		B* .50	
SEP-8??	W'DEED		B* 4.00	* 146.72