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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 $16,000.00

W. P. Russell, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 78

Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 21, 1979
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. C. Boyce, Jr., Attorney , 4500 Post Road - Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| W. P. Russell, Jr. (NAME) | W. P. Russell, Jr. (NAME) | |
| 2012 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER) | 2012 Tyne Boulevard (STREET ADDRESS) | 144-71 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37215 (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, Robert C. (R. C.) Boyce, Jr and wife, Jeanette G. Boyce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. P. Russell, Jr., and wife, Lynne M. Russell

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. 3 in Henry George's Subdivision of part of Lot No. 56 in the Boyd Cockrill Spring Tract, as of record in Book 161, page 171, and Book 332, page 8, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the east side of 30th Avenue South, formerly Parker Street, and runs back 128 feet, between parallel lines to an alley in the rear.

Being the same property conveyed to R. C. Boyce, Jr., and wife, Georgia D. Boyce, by deed from Clara M. Barker, widow, of record in Book 3976, page 838, Register's Office for Davidson County, Tennessee. The said R. C. Boyce, Jr., and wife, Georgia D. Boyce having since divorced, and property conveyed to Robert C. Boyce, Jr., by quitclaim deed from Georgia Phelan Boyce, of record in Book 4874, page 679, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 30th Avenue South Nashville, Tennessee
(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 March, 19 78

Robert C. Boyce, Jr.

Jeanette G. Boyce

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 Robert C. (R. C.) Boyce, Jr., and wife, Jeanette G. 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 March 19 78

Commission expires March 21, 1979

Jo Ann Smith
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 (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 Robert C. (R.C.) Boyce, Jr. etux Jeanette Boyce

TO W. P. Russell, Jr., and wife, Lynne M. Russell

E 55199

IDENTIF. REFERENCE

MAR 17 1 02 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR 17 78 | CONV | 16,000.00 | | | |
| MAR 17 78 | S'TAX | | B* | 41.60 | |
| MAR 17 78 | PR'FEE | | B* | .50 | |
| MAR 17 78 | W'DEED | | B* | 4.00 | * 46.10 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.