FORM NO. WD-1

BOOK 5272 PAGE 724

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,887.82

John W Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF April 19 78

Betty G Chiesman
Notary Public

MY COMMISSION EXPIRES: 8-15-79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
~~from information furnished by the parties~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Boyd (NAME)	BOWEST CORPORATION (NAME)	Map 83-1
953 West Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3532 (STREET ADDRESS)	Par 54
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Orlando, Florida 32802 (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, JAMES S. VINCENT, JR., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. BOYD, Unmarried

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 the easterly 55 feet of Lot No. 5 on the Map of Jones and Bradford's Subdivision, as of record in Book 332, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James S. Vincent, Jr., Unmarried, by deed from George H. Bloodworth and wife, Betty Faye Bloodworth, of record in Book 5138, page 621, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Community Mortgage Corporation, of record in Book _____, page ____, REgister's Office for Davidson County, Tennessee, and also that the escrow account now at Bowest Corporation, is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 953 West Sharpe Avenue, 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 my hand this 12th day of April, 19 78

James S. Vincent

James S. Vincent, Jr.

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 James S. Vincent, Jr.

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 Nashville, Tennessee, this 12th day of April 1978

Commission expires 8/15/79

Betty G. Ehrenhaft
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for this State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (himself) (themselves) acknowledged 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 JAMES S. VINCENT TO JOHN W. BOYD

E 5 9 5 0 8

IDENTIF. REFERENCE

APR 13 8 39 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney File Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 13 78	CONV	26,887.82			
APR 13 78	S'TAX		B*	69.94	
APR 13 78	PR'FEE		B*	.50	
APR 13 78	W'DEED		B*	4.00	* 74.44