BOOK 5295 PAGE 154

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,500.00

Janice Faye Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 1978.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
B. ROY KENNEDY, JR., Attorney, 121 UNION ST., NASHVILLE, TENN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Boyd (NAME)	McNeill Mortgage and Investment Co. (NAME)	104-15/201
2106 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 11227 (STREET ADDRESS)	F3 2LW-8880
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (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, MAE W. KENNEDY, JENEANNE W. ORGAN and GEORGE W. WILLIAMS, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE M. BOYD, and wife, JANEICE FAYE 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:

BEING Lot No. 4 on the Plan of H. P. Jacobs' Subdivision of the W, M, Manly Tract, Called "Hillsboro Place", as of record in Book 547, page 27, Register's Office for said County.

SAID LOT No. 4 fronts 60 feet on the northerly side of Ashwood Avenue, formerly Hillsboro Place, and runs back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to LUCILE PETWAY WILLIAMS by deed from CLAUDE H. WILLIAMS and wife, MAY WILLIAMS, dated June 21, 1937, and recorded in Book 1044, page 175, said Register's Office, and vested as tenants in common in MAE W. KENNEDY, a one-half interest, in JENEANNE W. ORGAN, a one-fourth interest, and in GEORGE W. WILLIAMS, JR., a one-fourth interest, as devisees under the will of said LUCILLE PETWAY WILLIAMS of record in Will Book 106, page 593 (#59301) County Court Clerk's Office for said County.

Said LUCILE PETWAY WILLIAMS and LUCILLE PETWAY WILLIAMS were one and the same person, the latter being the correct spelling.

JUN-78	CONV	53,500.00			
JUN-78	S'TAX		B*	139.10	
JUN-78	PR'FEE		B*	.50	
JUN-78	W'DEED		B*	4.00	* 143.60

This is unimproved ( ) improved (XX) property, known as 2106 ASHWOOD AVENUE, NASHVILLE, TENNESSEE 37212
(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 31st day of May, 1978.

Mae W. Kennedy
MAE W. KENNEDY

Jeneanne W. Organ
JENEANNE W. ORGAN

George W. Williams Jr.
GEORGE W. WILLIAMS, JR.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, FRANCES M. HINRICHS, a Notary Public in and for said County and State, the within named MAE W. KENNEDY and GEORGE W. WILLIAMS, JR.,

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 5th day of June, 1978

Commission expires MY COMMISSION EXPIRES OCT. 18, 1981

Frances M. Hinrichs
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

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IDENTIF. REFERENCE

JUN 7 9 56 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
MAE W. KENNEDY ET AL

TO
JOE M. BOYD ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF GEORGIA
County of DeKalb

Personally appeared before me, Linda H. Hendricks, a Notary Public in and for said County and State, the within named JENEANNE W. ORGAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Decatur, Ga. this 3rd day of June, 19 78

Notary Public, Georgia, State at Large
Commission Expires My Commission Expires Feb. 15, 1982