BOOK 5305 PAGE 401

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

33,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23TH DAY OF JUNE, 78

Notary Public

MY COMMISSION EXPIRES: 2-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Warren D. Boyer (NAME) | Greater Suburban Mortgage Company (NAME) | 149-9 |
| 4812 Trappers Ridge (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1166 (STREET ADDRESS) | 192 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Lafayette, CA 94549 (CITY) (STATE) (ZIP) | 2DU-68922 |

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, Wandie D. Rice and wife Reba J. Rice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren D. Boyer and wife Susan H. Boyer

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. 146 on the Plan of Terragon Trails, Section 2, as of record in Book 5050, page 97, Register's Office for said County.

SAID Lot No. 146 fronts 35.78 feet on the southerly margin of Trappers Ridge and extends back between lines, measuring 137.66 feet on the easterly line and 108.9 feet on the westerly line to a dead line in the rear on which it measures 124.32 feet.

BEING the same property conveyed to Wandie D. Rice and wife, Reba J. Rice by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5162, page 483, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5084, page 824, and any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 4812 Trappers Ridge (House Number) (Street) Antioch, TN 37013 (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 hands this 23TH day of JUNE, 19 78

Wandie D. Rice Wandie D. Rice

Reba J. Rice Reba J. Rice

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wandie D. Rice and wife Reba J. Rice

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 23TH day of JUNE 19 78

Commission expires 2-21-79

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

File Box 11

WARRANTY DEED

FROM
Wandie D. Rice

TO
Warren D. Boyer

E 74080

IDENTIF. REFERENCE

JUN 29 2 47 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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|---|---|---|---|---|---|
| JUN29 78 | CONV | 33,900.00 | | | |
| JUN29 78 | S'TAX | | B* | 88.14 | |
| JUN29 78 | PR'FEE | | B* | .50 | |
| JUN29 78 | W'DEED | | B* | 4.00 | * 92.64 |