This Instrument Prepared By:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5322 PAGE 800

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. Joe M. Boyd, Jr. (NAME)	Guaranty Mortgage Company (NAME)	104-15
2104 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	202
Nashville, Tennessee 37212 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	Field Book No. 24W-8875

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ****($10.00)* *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDNA M. YORK,

have this day bargained and sold, and do hereby transfer and convey unto XXXX

JOE M. BOYD, JR., and wife, JANEICE FAYE BOYD, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Plan of H. P. Jacob's Subdivision of W. M. Manly Tract called "Hillsboro Place", of record in Book 547, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edna M. York, by deed from Frank L. Morris, Jr., and wife, Sylvia D. Morris, of record in Book 4336, page 253, Register's Office for Davidson County, Tennessee. The said Edna M. York having since died.

This conveyance is made subject to a joint driveway agreement dated August 4, 1978, and being recorded simultaneously herewith.

E. MUDTER, JR. NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,000.00

Subscribed and sworn to before me, this the 4th day of August 1978

My commission expires: February 3, 1981. (Affix Seal)

Joe M. Boyd, Jr. — Affiant

George E. Mudter, Jr. — Notary Public

This is unimproved ( ) improved (X) property, known as 2104 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JOE M. BOYD, JR., and wife, JANEICE FAYE BOYD, their

(successors),

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1978 taxes which have been prorated and assumed by the Buyers.

It *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JOE M. BOYD, JR., and wife, JANEICE FAYE BOYD, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand this* 4th *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE
TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF
EDNA M. YORK

BY: E. Ford Holman, Jr.
ASSISTANT TRUST OFFICER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... *Tennessee, this.....day of....., 19.....*

.....
Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, George E. Mudter, Jr., *a Notary Public of the State and County aforesaid, personally appeared* E. Ford Holman, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Trust Officer *of the* First American National Bank of Nashville, *the within named bargainor, a corporation, and that* he *as such* Assistant Trust Officer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Assistant Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee
this 4th *day of* August, *19* 78

George E. Mudter Jr.
Notary Public

Commission expires February 3, 1981.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE TENNESSEE

AUG-9 78	CONV	52,000.00			
AUG-9 78	S'TAX		B*	135.20	
AUG-9 78	PR'FEE		B*	.50	
AUG-9 78	W'DEED		B*	4.00	* 139.70

WARRANTY DEED

FROM
FIRST AMERICAN NATIONAL BANK OF NASHVILLE TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EDNA M. YORK

TO
JOE M. BOYD, JR., AND WIFE

E 8 1 7 9 4

IDENTIF. REFERENCE

AUG 9 10 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE: GEORGE E. MUDTER, JR., ATTORNEY