BOOK 5338 PAGE 781 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375

67,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF SEPTEMBER 19 78

Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Alston (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 136-7
3725 Edgewater Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 17
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	2D-55230

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 Larry F. Boyd and wife Roxanne K. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph L. Alston and wife Rose M. Alston

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. 20 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57, and 58, Register's Office for said County.

Said Lot No. 20 fronts 96.80 feet on the westerly margin of Edgewater Drive and extends back between parallel lines 145.00 feet to a dead line.

The above described property was conveyed to Larry F. Boyd and wife, Roxanne K. Boyd by deed from Kent C. Cramer and wife, Ann Cramer of record in Book 5053, page 927, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( ) This is improved (XX) property, known as 3725 Edgewater Drive (House Number) (Street) Nashville, Tennessee 37217 (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 SEPTEMBER, 19 78

Larry F. Boyd

Roxanne K. Boyd

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry F. Boyd and wife Roxanne K. Boyd

the bargainor, 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 SEPTEMBER 19

Commission expires Jan. 18, 1982

James L. Gilbert Jr.
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Larry F. Boyd et ux

TO
Roxanne K. Boyd
Joseph L. Alston et ux
Rose M. Alston

E 89139

IDENTIF. REFERENCE

SEP 18 9 39 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

SEP 18 78	CONV	67,000.00		
SEP 18 78	S'TAX		B* 174.20	
SEP 18 78	PR'FEE		B* .50	
SEP 18 78	W'DEED		B* 4.00	* 178.70