This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5401 PAGE 382

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe M. Boyd, Jr. et ux	Home Federal Savings & Loan Assoc.	104-8-330
(NAME)	(NAME) 330 Fourth Ave. North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Joe M. Boyd, Jr. and wife, Janeice F. Boyd and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Joe M. Boyd and wife, Janeice F. Boyd have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $33,750.00, secured by deed of trust of record in Book 5338, page 442, Register's Office for Davidson County, Tennessee,

I, Kenneth W. Ament, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Joe M. Boyd, Jr. and wife, Janeice F. Boyd *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of Lot No. 47 on the Plan of O. B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87, said Register's Office, and being the northerly 60 feet and 8 inches of a Lot marked 110 feet 8 inches on the Map of Lewis Baxter, Trustee's Subdivision of the easterly part of Lot No. 47, and another Lot in said Rokeby Plan, as of record in Book 332, page 114, in said Register's Office and more particularly described as follows:
Beginning on the westerly margin of Sixteenth Avenue, South, former Belmont Avenue, at a point 50 feet north of the northeast corner of a Lot marked on said Plan of said Subdivision 60 feet, 8 inches; thence with the westerly margin of said Avenue northwardly 60 feet, 8 inches to the southeast corner of another Lot on said Plan marked 110 feet, 8 inches; thence with the southerly line of said last mentioned Lot westwardly 152-1/4 feet to the easterly margin of an alley; thence with the said alley southwardly 60 feet, 8 inches to a point 50 feet north of the northwest corner of said Lot marked 60 feet, 8 inches; thence parallel with the northerly line of said Lot marked 60 feet, 8 inches, eastwardly 152-1/4 feet to the beginning.

Being the same property conveyed to Kenneth W. Ament, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5338, page 439, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 1 day of March 19 79

Affiant Joe M. Boyd Jr.

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy L. Kota

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 1503 16th Avenue South, Nashville, Tennessee 37208
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are 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 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st *day of* MARCH, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth W. Ament

BOOK 5401 PAGE 383

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L KOTA, *a Notary Public in and for said County and State,* Kenneth W. Ament, unmarried

the within named 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 1st *day of* MARCH, 1979.

Nancy L Kota *Notary Public*

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4/18/82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

6549 03/05 102.00- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 23052

FROM
Kenneth W. Ament
TO
Joe M. Boyd and wife,
Janeice F. Boyd

F. I. 6. 8. I. I.

IDENTIF. REFERENCE

MAR 5 1 08 PM '79

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5401 PAGE 384

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37500.00- CAMT.	
			97.50 CSTAX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	102.00-
6549A03/05/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 6 8. I. I.

IDENTIF. REFERENCE

MAR 5 1 08 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 68280