BOOK 5439 PAGE 416 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 19 79

Notary Public

MY COMMISSION EXPIRES: 7-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harvey L. Boyd (NAME)	Engel Mortgage Company, Inc. (NAME)	50-16-22
340 Oakview Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	12DZ-42390
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (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, Ruby Jean Scalf Carney and William A. Scalf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harvey L. Boyd et ux Barbara J. 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:

LAND in Davidson County, Tennessee, being part of Lot No. 12 on the plan of Sky View, of record in Book 2331, pages 54 and 55, Register's Office for said County.

SAID part of Lot No. 12 fronts 115.0 feet on the southerly margin of Oakview Drive and extends back 333.0 feet on the easterly line and 331.4 feet on the westerly line to a line in the rear, measuring 208.0 feet thereon.

BEING part of the property conveyed to Ruby Jean Scalf Carney by deed from William A. Scalf, a widower, of record in Book 5072, page 96, said Register's Office. Ruby Jean Scalf Carney subsequently created a Life Estate in William A. Scalf by instrument of record in Book 5203, page 928, said Register's Office.

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

Ruby Jean Scalf Carney is one and the same person as the undersigned Mrs. W. A. Scalf and Ruby Jean Carney.

This is unimproved (X) improved ( ) property, known as 340 Oakview Drive (House Number) (Street) Nashville, TN 37207 (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 21ST day of MAY, 19 79

Mrs. W. A. Scalf

Ruby Jean Carney
Ruby Jean Scalf Carney

William A. Scalf
William A. Scalf

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby Jean Scalf Carney and William A. Scalf

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 21ST day of MAY, 19 79.

Commission expires 9-8-79

Patricia A. Spicer
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

WARRANTY DEED

FROM
Ruby Jean Scalf Carney

TO
Harvey L. Boyd

F 30753

IDENTIF. REFERENCE

MAY 23 11 13 AM '79

[illegible] SON II REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8

cg

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

4596 05/23 109.80- CHECK

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

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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 [illegible]	TOTAL PAID
			21000.00-	CO
			105.30	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 109.80-
4598A	05/23/79			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30753

IDENTIF. REFERENCE

MAY 23 11 13 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685678