5745 05/30 107,99- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe M. Boyd,Jr. et ux.	Same	117-8-29
(NAME)	(NAME)	
2119 Westwood Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37212		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-nine Thousand and no/100 (39,000.00) - - -

- *DOLLARS*

cash in hand paid by Joe M. Boyd, Jr. and wife, Janeice Faye Boyd, the receipt of which is hereby acknowledged,

I, Ellen G. Kerrigan, Conservator for the estate of Elizabeth Mooney, being authorized to execute this warranty deed in behalf of said Elizabeth Mooney pursuant to authority granted by Order of the Probate Court of Davidson County, Tennessee of record in Minute Book 959 , page 69 of said Court,

have bargained and sold, and by these presents do transfer and convey unto the said Joe M. Boyd, Jr. and wife, Janeice Faye Boyd, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the westerly part of Lot No. 20 on the Map of Belmont Terrace Re-subdivision, Annex No. 1, as of record in Book 421, page 182, Register's Office for said County, described according to a survey made by D. E. Boner, Surveyor, October 8, 1952, as follows:

Beginning at a point on the easterly margin of Brightwood Avenue, at the south-west corner of a part of Lot No. 19 on said plan conveyed to Mrs. Buford J. Burrus by deed from Helen Cole, of record in book 2106, page 39, said Register's Office; thence with said Burrus' southern boundary line and the line between said lots Nos. 19 and 20, eastwardly 231.5 feet, more or less, to a point, 197.5 feet, more or less, to a point in the northern boundary line of Lot No. 21 on said plan, said point being 205 feet westerly from the southeast corner of Lot No. 20; thence with the line between Lots Nos. 20 and 21, westwardly 245 feet, more or less, to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwardly 60 feet to the beginning.

The above described property was conveyed to Elizabeth Mooney by deed from Helen Cole, a widow, of record in book 2203, page 110, said Register's Office.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

Being part of Lot No. 20 on the Plan of Belmont Terrace Re-subdivision, Annex No. 1, as of record in Book 421, page 182, said Register's Office, described according to a survey dated June 13, 1966, made by John Kohl, Surveyor, as follows:

Beginning at a point in the dividing line of Lots Nos. 20 and 21 on said plan, said point being 175.0 feet east from the east margin of Brightwood Avenue; thence along the dividing line between said two lots eastwardly 70 feet, more or less, to a point; thence northwardly 67.5 feet, more or less, to a point in

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 29 day of May, 1979

Ellen G. Kerrigan
Affiant

My commission expires 2-16-81 (Affix Seal)

[signature]
Notary Public

the dividing line between Lots Nos. 19 and 20 on said plan; thence westwardly 70.5 feet, more or less, to a point; thence southwardly 65.5 feet, more or less, to the beginning.

The above described property was conveyed to Donald K. Rowan and wife, Phyllis Rowan, by deed from Elizabeth Mooney, of record in Book 4034, page 824, Register's Office for said County.

The above property is subject to the following easements:

Easement for joint use of driveway along the line between lots Nos. 19 and 20, being premises and property to the north, as set out in deed from Helen Cole to Mrs. Buford J. Burrus, dated December 31, 1952, filed January 12, 1953, and recorded in Book 2106, page 39, said Register's Office, as modified by instrument executed by Helen Cole, et al. dated April 5, 1954, filed May 17, 1954, and recorded in Book 2278, page 412, said Register's Office.

Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Elizabeth Mooney, across premises as set out in instrument of record in Book 3932, page 222, said Register's Office.

This is improved ( ) property, known as 3006 Brightwood Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe M. Boyd, Jr. and wife, Janeice Faye Boyd, their ..... *heirs and assigns, forever.*

And grantor does ~~do~~ *covenant with the said* Joe M. Boyd, Jr. and wife, Janeice Faye Boyd ..... *that* grantor is ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as aforesaid and for 1979 property taxes which are prorated as of date of deed and assumed by the grantees.

And grantor does ..... *do further covenant and bind* herself, her ..... *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.*

Witness my *hand this* 29 *day of* May, *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.*

Ellen G. Kerrigan, Conservator

Ellen G. Kerrigan, Conservator for
Elizabeth Mooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J.Ross Cheshire, Jr., *a Notary Public in and for said County and State, the within named* Ellen G. Kerrigan, Conservator for Elizabeth Mooney

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

Witness my hand and official seal at Nashville, *Tennessee, this* 29 *day of* May, *19* 79.

....., *Notary Public.*

Commission Expires 2-16-81.

STATE OF.....
COUNTY OF.....

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

the 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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

F 3.1.6.6.3

IDENTIF. REFERENCE

MAY 30 9 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This deed prepared by J. Ross Cheshire, Jr., Attorney, Box 15202, Nashville, Tennessee 37215.

Return deed to J. Ross Cheshire,Jr.

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

BOOK 5442 PAGE 24

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

39000.00- CO
101.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 107.90-
5745A05/30/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. I. 6. 6. 3.

IDENTIF. REFERENCE

MAY 30 9 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686783