04-59-27-3

BOOK 5727 PAGE 601

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

John L Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 81.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: January 22, 1984
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Boone et ux (NAME)	Security Federal Savings & Loan (NAME)	83-1-127
929 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 15917 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	27W-20390

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~~ I, Joann Dawkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Boone and wife, Martha Boone,

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 the westerly 10 feet of Lot No. 30 and the easterly 45 feet of Lot No. 32 on the plan of W. H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for said County.

SAID property fronts together 55 feet on the northerly margin of Granada Avenue, formerly Bailey Avenue, and extends back between parallel lines 168 feet to an alley.

BEING the same property conveyed to James H. Dawkins and wife, Joann Dawkins by deed from Paul Douglas Cox of record in Book 4966, page 283, said Register's Office. James H. Dawkins and Joann Dawkins have since been divorced by Final Decree in the Fourth Circuit Court for said County in Minute Book 112-C, page 2016, Rule No. 94456, dated July 3, 1979. By deed of record in Book 5481, page 793, said Register's Office, James H. Dawkins quitclaimed his interest to Joann Dawkins.

This conveyance is subject to a Deed of Trust to Tennessee Housing & Development Agency, of record in Book 4966, page 285, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved (XX) property, known as 929 Granada Avenue, Nashville, Tennessee
(House Number) (Street) (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 my hand this 30th day of March, 19 81

Joann Dawkins
Joann Dawkins

STATE OF TENNESSEE
Davidson County

BOOK 5727 PAGE 602

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joann Dawkins,

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 30th day of March, 19 81

Commission expires January 22, 1984

John V. Adams
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JOANN DAWKINS

TO
JOHN L. BOONE ET UX MARTHA BOONE

G. 35517

IDENTIF. REFERENCE

Apr 1 9 11 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

7873 04/01 92.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5727 PAGE 603

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33000.00-	CO
			85.80	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 92.30-
7873A04/01/81				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3551 7

IDENTIF. REFERENCE

APR 1 9 11 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 814455