OFFICIAL RECEIPT

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201 mail

BOOK 6032 PAGE 509

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James S. F. Boyd	New Owner	93-15-31
(NAME) 803 Third Ave., So.	(NAME)	93-15-28 93-15-29
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37210	(STREET ADDRESS)	13W-8820 13W-3650
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13W-8810

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) ---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged; we,

JOHN T. GARRISON AND WIFE, CHARLOTTE L. GARRISON,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES S. F. BOYD,

his heirs and assigns, ~~the Grantees herein, their (successors), heirs and assigns,~~

certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. I:

Being Lots Nos. 4, 5 and 6 on the Plan of the Subdivision of the John Vanderville Property in South Nashville, as of record in Minute Book "E", page 577, County Court Clerk's Office for said County.

Said Lots Nos. 4, 5 and 6 front 18 feet each on the westerly side of Third Avenue South, formerly College Street, and run back between parallel lines 83 feet to a dead line.

TRACT NO. II:

Land in Davidson County, Tennessee, in the 13th Ward of Nashville, at 309 Front (now Ash) Street, Barrow G. Grove, No. 9, 27 x 109, more particularly described as follows:

Being Lot No. 9 in Bosworth's Plan in South Nashville, registered in Book 11, pages 219 and 220, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 27 feet 8-3/5 inches on the south side of Ash Street and runs back between parallel lines 108 feet to an alley.

TRACT NO. III:

Lot No. 1 in Vanderville's Subdivision of Lots Nos. 10, 11, 12 of Bosworth's Subdivision, as of record in Minute Book "E", pages 577 and 578, of the County Court of Davidson County, Tennessee.

Said Lot fronts 18 feet on the west side of Third Avenue, formerly South College Street, and extends back between parallel lines 83 feet along the southerly margin of Ash Street, to a line.

Being the same property conveyed to John T. Garrison and wife, Charlotte L. Garrison, by three deeds; one from Alex F. Wade and wife, Edna M. Wade, of record in Book 5025, page 407, one from Ernest F. Carter, of record in Book 5146, page 568, and one from Thomas Burns Lee, unmarried, of record in Book 5583, page 294, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BOOK 6032 PAGE 570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36825.00

Subscribed and sworn to before me, this the 1st day of April 19 83

Affiant

My commission expires: 9-16-84
(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 801 and 805 Third Avenue South, and 309 Ash Street, Nashville, TN
(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 by taxes for 1983, which are assumed by grantee.

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* April, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John T. Garrison

Charlotte L. Garrison

John T. Garrison

Charlotte L. Garrison

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6032 PAGE 571

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named John T. Garrison and wife, Charlotte L. Garrison,

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 1st day of April, 1983.

Deborah K. Merritt, Notary Public.

Commission Expires 9-16-84

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.....

WARRANTY DEED

FROM

JOHN T. GARRISON, ET UX.

TO

JAMES S. F. BOYD

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

H 4:01 7:1

IDENTIF. REFERENCE

APR 5 3 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6032 PAGE 572

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6032 PAGE 573

FOR

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31825.00- CO	
			82.68 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	95.18-
			8171A04/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 1 7 1

IDENTIF. REFERENCE

APR 5 3 01 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 939969