FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1983.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin R. Boyd (NAME)	Mortgage Corporation of the South (NAME)	33-14-54
209 Cunniff Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	11D-40760
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, James L. Smith and wife, Shirley F. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin R. Boyd and wife, Elizabeth L. 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 Lot No. 15 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, as amended by Surveyors Certificate of record in Book 3956, page 688, Register's Office for said County, described as follows:

Beginning at the south margin of Cunniff Parkway at the corner of Lots Nos. 14 and 15; thence east with said Parkway, 162.5 feet to a concrete monument; thence with a curve in a southwesterly direction, 37.77 feet to a monument in the westerly margin of Nella Drive; thence with said Drive in a southerly direction along a curve, 122.5 feet to the corner of Lots Nos. 15 and 16; thence in a westerly direction along the dividing line of said Lots, 283.35 feet to a point in the east line of Lot No. 14; thence north with the line between Lots Nos. 14 and 15, 269.1 feet to the point of beginning.

Being the same property conveyed to James L. Smith and wife, Shirley F. Smith, by deed from Clifford W. Flaherty and wife, Mary K. Flaherty, of record in Book 4308, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3029, page 49, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to The Prudential Insurance Company of America in the original principal amount of $18,800.00 of record in Book 3960, page 761, Register's Office for Davidson County, Tennessee, assigned to Mortgage Corporation of the South.

This is ( ) unimproved (XX) improved property, known as 209 Cunniff Parkway (House Number) (Street) Goodlettsville, TN 37072 (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 hand s this 15th day of April, 19 83

James L. Smith

Shirley F. Smith

STATE OF TENNESSEE
Davidson County

BOOK 6039 PAGE 774

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Smith and wife, Shirley F. Smith

the bargainor S, 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 15th day of April 1983.

Commission expires 4/22/84

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
James L. Smith and wife,

Shirley F. Smith

TO
Melvin R. Boyd and wife,

Elizabeth L. Boyd

H 42400

IDENTIF. REFERENCE

APR 18 1 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

04/18 155.10- CHECK

941

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6039 PAGE 775

FOR

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61000.00- CO	
			158.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 165.18-	
			0941A04/18/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 42400

IDENTIF. REFERENCE

APR 18 1 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942649