Please ...
DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 37214

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 9th DAY OF August, 19 83

Notary Public

MY COMMISSION EXPIRES: 19 January, 1986

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
DOAK & HOLLAND, 2740-A Old Lebanon Rd., Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Dedrick Stevens, Tr. (NAME)	SAME (NAME)	
3937 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61-11
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	168

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, PATRICIA A. BOYD, Unmarried, sole surviving heir of James Dewitt Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. DEDRICK STEVENS, TRUSTEE, with full power to mortgage, sell, transfer or convey any part or all of the same without the joinder of any beneficiary

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. 14 on the map of George Burrus' Subdivision of Lot 81 on the Plan of Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 100 feet 2 inches on the northerly side of Curdwood Avenue, formerly Maplewood Boulevard, and runs back 235.75 feet on the easterly line and 241.5 feet on the westerly line, to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to James Dewitt Boyd, a 1/7 interest from brother, Carmack D. Boyd by deed of record in Book 4997, page 777; a 1/7 interest from brother, Russell W. Boyd by deed of record in Book 4997, page 779; a 1/7 interest from brother, Walter Lee Boyd, Jr., of record in Book 4997, page 781; a 1/7 interest from sister, Kathryn Boyd Binkley of record in Book 4997, page 783; a 1/7 interest from sister, Dorothy Boyd Simmons of record in Book 4997, page 785; a 1/7 interest from brother, Thomas M. Boyd of record in Book 4997, page 787; and a 1/7 interest by intestate succession from brother, William M. Boyd who acquired such property by installment deed of record in Book 4825, page 266, (all of record in the Register's Office for Davidson County, Tennessee) and who died intestate in Davidson County, Tennessee, in April, 1975, leaving as his sole heirs his 8 siblings Mary Dee Boyd, Carmack D. Boyd, Russell W. Boyd, Walter Lee Boyd, Jr., Kathryn Boyd Binkley, Dorothy Boyd Simmons, Thomas M. Boyd and James Dewitt Boyd, the said Mary Dee Boyd having died intestate in Davidson County, Tennessee, on April 8, 1975, leaving as her sole heirs her 7 siblings Carmack D. Boyd, Russell W. Boyd, Walter Lee Boyd, Jr., Kathryn Boyd Binkley, Dorothy Boyd Simmons, Thomas * M. Boyd and James Dewitt Boyd; the said James Dewit Boyd having died intestate in Davidson County, Tennessee, in April, 1979, leaving as his sole heir his daughter, Patricia A. Boyd.

This is unimproved ( ) improved ( ) property, known as 1009 Curdwood Avenue, Nashville, TN
(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 9th day of August, 1983

PATRICIA A. BOYD: Patricia A. Boyd

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 Patricia A. Boyd, unmarried

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 9th day of August 1983

Commission expires 19 January, 1986

Marie B. Cummings
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
PATRICIA A. BOYD, Sole Surving heir of James Dewitt Boyd

TO
J. DEDRICK STEVENS, TRUSTEE

WITH FULL POWERS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIF. REFERENCE

Aug 16 10 57 AM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

H 6.7 3 7.3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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
			26500.00- CO	
			68.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	75.40-
0086A08/16/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.7.3 7.3

IDENTIF. REFERENCE

AUG 16 10 57 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971599