OFFICIAL RECEIPT

This Instrument was Prepared By:

Barry W. Bedford
Suite 301, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

Address New Owner(s)
Phillip Boyd et ux
1711 FORREST AVE.
NASHVILLE, TN 37206

Send Tax Bills to:
SAME

Map and Parcel No. 83-10-259
Field Book No. 23W-7285

BOOK 6235 PAGE 842

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maude Nerine Thompson and Jessie Mai Harris (the "Grantors"), have this day bargained and sold and do hereby transfer and convey to Phillip Boyd and wife, Bonnie Boyd (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 83 on the subdivision of the Lockland-Chadwell Home Place, as of record in Book 57, page 135, Register's Office for said County.

SAID part of Lot No. 83 fronts 50 feet on the northerly side of Forrest Avenue, formerly Morrow Street and runs back 326 feet, more or less, on the easterly line and 325 feet, more or less, on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Maude Nerine Thompson and Jessie Mai Harris by deed of record in Book 5954, page 157, said Register's Office.

INCLUDED in the above description, but excluded from this conveyance, is the following described property, to wit:

LAND In Davidson County, Tennessee, being the westerly 15 feet of the easterly 50 feet of the northerly 50 feet of Lot No. 83 on the plan of Lockeland, Chadwell Home Plae, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 83 fronts 15 feet on the southerly side of the first alley north of Forrest Avenue and runs back between parallel lines 50 feet to a dead line.

BEING the same property conveyed to the City of Nashville, acting by and though the Electric Power Board of said City, by deed from Thurman E. Fitts, and wife, Ollie M. Fitts, of record in Book 2026, page 54, said Register's Office.

1984 property taxes have been prorated and assumed by the Grantees.

This is improved property known generally as 1709 Forrest Avenue, Nashville, Tennessee. "this property is being sold AS IS."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, and have a good right to convey it, and that the same is unencumbred, except as herein set out. Grantors further covenant and bind themselves, their successors, and assigns to warrant and forever defend title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

02/23 31.20- CHECK

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OFFICIAL RECEIPT

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 22nd day of February, 1984.

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× Maude Nerine Thompson
Maude Nerine Thompson

× Jessie Mai Harris
Jessie Mai Harris

State of Tennessee
County of Davidson

On this 22nd day of February, 1983, before me personally appeared Maude Nerine Thompson and Jessie Mai Harris, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

10 - 19 - 86

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN. WALTER M. PARRISH, JR.

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property is $9,500.00.

× Phillip T. Boyd
AFFIANT

Sworn to and subscribed before me this 22nd day of February, 1984.

My Commission expires:

10 - 19 - 86

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN. WALTER M. PARRISH, JR.

IDENTIF. REFERENCE

FEB 23 | 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6235 PAGE 844

RECEIVED OF _____

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
			9500.00- CAMT.	
			24.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	31.20-
5103A02/23/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

ID 46665

IDENTIF. REFERENCE

FEB 23 1 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15252