3043

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Jonathan R. Boydstun and wife, Barbara N. Boydstun | Leader Federal Savings & Loan Assn. | 104-15 |
| (NAME) | (NAME) | |
| 2505 Westwood Avenue | 158 Madison Avenue | 387 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37212 | Memphis, TN 38103 | 24W 11000 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 6356 PAGE 358

## WARRANTY DEED

For and in consideration of the sum of EIGHTY-EIGHT THOUSAND AND NO/100 ($88,000.00)---------- DOLLARS

cash in hand paid to the undersigned, John W. Seay, Attorney-In-Fact for John W. Seay, Harvey W. Seay, Jr. and Robert E. Seay, sole heirs and distributees of Evelyn M. Seay, deceased, herein called "Grantors", receipt of which payment is hereby acknowledged by said Grantors by their said Attorney-In-Fact, (the Power of Attorney and the Affidavit of Heirship being recorded as a part of this transaction), said Grantors by this instrument----------

have bargained and sold, and by these presents do transfer and convey unto the said Jonathan R. Boydstun and wife, Barbara N. Boydstun

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows:

BEING the westerly 60 feet of the easterly 80 feet of Lot 59 on the Plan of Belair, as of record in Book 32, Page 6, Register's Office for Davidson County, Tennessee.

SAID part of Lot 59 fronts 60 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

BEING the same property conveyed to Evelyn May Seay, by deed of Harvey W. Seay and wife, Mary Elizabeth Peeler Seay recorded October 14, 1958 in Book 2809, Page 11, Register's Office for Davidson County, Tennessee.

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IDENTIF. REFERENCE

AUG 9 1 05 PM '84

FEE REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( XX ) property, known as 2505 Westwood Avenue, Nashville, Tennessee
(House Number) (Street)

37212
(P. O. Address) (City or Town) (Zip Code)

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.

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 27th day of July, 1984.

JOHN W. SEAY, HARVEY W. SEAY, JR.
AND ROBERT E. SEAY

BY: John W. Seay

JOHN W. SEAY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6356 PAGE 359

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. SEAY, ACTING FOR HIMSELF INDIVIDUALLY AND AS ATTORNEY IN FACT FOR HARVEY W. SEAY, JR. AND ROBERT E. SEAY PURSUANT TO RECORDED POWER OF ATTORNEY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 1984.

My commission expires Nov 1, 1987 Notary Public Christy Wilkes Seay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Seay, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Harvey W. Seay, Jr., and Robert E. Seay, as their Attorney in Fact as the free act and deed of the within named Harvey W. Seay, Jr., and Robert E. Seay. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1984.

Christy Wilkes Seay
NOTARY PUBLIC

My commission expires: 11/1/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 88,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jonathan R. Boydstun

Sworn to and subscribed before me
this 27th day of July, 1984.

My commission expires Nov 1, 1987 Notary Public Christy Wilkes Seay

This instrument was prepared by:
J. C. DALE, JR., ATTORNEY, Suite 205, Ambrose Building, 162 Fourth Avenue, North, Post Office Box 2868, Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM
JOHN W. SEAY, ATTORNEY-IN-FACT FOR JOHN W. SEAY, HARVEY W. SEAY, JR. AND ROBERT E. SEAY

TO
JOHATHAN R. BOYDSTUN, ET UX

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Return to:
PERCY WILKINS, JR.,
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150187
NASHVILLE, TENNESSEE 37215

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR_____

BOOK 6356 PAGE 360

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

88000.00- CAMT.
228.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 235.30-
0877A08/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 9 1 05 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0059708