FORM NO. WD-1

BOOK 6394 PG 533

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Lenora Napier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1984.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID C. KIPP, JR., ESQ., SUITE 1520, ONE COMMERCE PLACE, NASHVILLE, TN 37239
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clinton Boyd (NAME) | Same (NAME) | Tract I: 72-7-304 |
| 425 E. Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Tract II: 72-7-303 |
| Madison, Tenn 37115 (CITY) (STATE) (P. O. ZIP) | (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~~, I, LENORA NAPIER, CONSERVATOR OF ALLIE ADAM NAPIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLINTON 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:

TRACT I: A certain lot or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 39 on the map of the subdivision of Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137 of the Register's Office for Davidson County, Tennessee. Said Lot No. 39 fronts fifty feet on the south side of Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Allie A. Napier and wife, Viola A. Napier by deed from A. K. Clark, of record in Book 1315, page 678, Register's Office for Davidson County, Tennessee. Viola A. Napier is now deceased.

TRACT II: A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 40 in the subdivision of the Waters Place, on Maxey Lane, a plan of which is recorded in the Register's Office of Davidson County, Tennessee, Book 332, page 135, beginning at a point in the south margin of Oakhurst Avenue and the west boundary of E. L. White's land; thence in a westerly direction fifty feet along said Oakhurst Avenue; thence in a southerly directly 150 feet to an alley; thence in an easterly direction along said alley fifty feet to the western boundary of E. L. White's land; thence in a northerly direction 150 feet to the beginning.

Being the same property conveyed to Allie A. Napier and wife, Viola A. Napier, by deed from R. L. Cline, of record in Book 1308, page 678, Register's Office for Davidson County, Tennessee. Viola A. Napier is now deceased.

This conveyance is made by Lenora Napier, appointed as the lawful Conservator of the person and business affairs of Allie Adam Napier by order of the Probate Court, of record in Book _____, page _____, said Register's Office. A certified copy of the Order to Sell the above described property is of record in Book _____, page _____, said Register's Office.

This is ~~unimproved~~ (X) improved ( ) property, known as Lots #39 & #40, Oakhurst Drive, 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 1st day of October, 19 84

Lenora Napier, Conservator of Allie Adam Napier

LENORA NAPIER, CONSERVATOR OF ALLIE ADAM NAPIER

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 Lenora Napier, Conservator of Allie Adam Napier

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 84.

Notary Public

Commission Expires April 19th 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

LENORA NAPIER, CONSERVATOR OF

ALLIE ADAM NAPIER

TO

CLIFTON BOYD

I 5 3 6 3 2

IDENTIF. REFERENCE

Oct 2 | 11 PM '84

FEE & RECORDING
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3235

# OFFICIAL RECEIPT

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

RECEIVED OF _____

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
5235A 10/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-5 3 6 3 2

IDENTIF. REFERENCE

OCT 2 | 11 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073633