VIII-E/SA30 JRR/aw

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

BOOK 6503 PAGE 604

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
Joe M. Boyd, Jr.	SAME	104-14-85
2608 Belcourt Avenue		
Nashville TN 37212		

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, EARL E. SPRY, LUCILLE N. B. SMITH, LORELLE I. COURSEY and GEORGE J. SPRY, being the heirs at law of George Jackson Spry, deceased, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto JOE M. BOYD, JR., unmarried, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part of Lots 38 and 39, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

BEGINNING on the southerly margin of Westmoreland Drive at a point 4 feet east of the corner of Lots 38 and 39, said point being the northwest corner of the property conveyed to J. J. Ray and wife, by deed from H. W. Grooms and wife, of record in Book 1020, page 25, said Register's Office; thence with Ray's westerly line, southwardly 99 feet to a point 10 feet east of north line between Lots 38 and 39; continuing in a southerly direction 89 feet, in all, 188 feet, to the northerly margin of an alley; thence with said alley westwardly 65 feet to the corner of Lots 39 and 40, being the southeast corner of the property conveyed to Annie W. DePierri by deed from Margaret DePierri, et al, of record in Book 883, page 491, said Register's Office; thence with DePierri's easterly line northwardly 189 feet, more or less, to the southerly margin of said Drive; thence with said Drive eastwardly 64 feet to the beginning.

Being the same property conveyed to George J. Spry and wife, Jimmie N. Spry, by deed from Jessie May and wife, Addie Lee May, of record in Book 3830, page 822, Register's Office for Davidson County, Tennessee.

George J. Spry and Jimmie N. Spry are now deceased.

George J. Spry and George Jackson Spry is one and the same person.

This is unimproved( ) improved (X) property, known as 2905 Westmoreland Drive, Nashville TN.

Possession to be given 1 April 1985.

03/04 330.10- CHECK

5653

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set out herein; and they do further covenant and bind themselves/their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The parties represent and warrant that the above described property does not constitute homestead, their homestead being located elsewhere.

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

Witness the hands of Grantors this 1st day of March 1985.

Earl E. Spry
EARL E. SPRY

Lucille N. B. Smith
LUCILLE N. B. SMITH

Lorelle I. Coursey
LORELLE I. COURSEY

George J. Spry
GEORGE J. SPRY

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 EARL E. SPRY, LUCILLE N. B. SMITH, LORELLE I. COURSEY and GEORGE J. SPRY, the bargainors, 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 1st day of March 1985.

Notary Public

My commission expires 21 July 1985

NOTARY PUBLIC AT LARGE STATE OF T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $81,000.00.

John R. Reynolds Affiant

Subscribed and sworn to before me this 1st day of March 1985.

Notary Public

My commission expires: 21 July 1985

NOTE TO REGISTER:

Upon recording, ~~please return~~ the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

RECEIVED
IDENTIFICATION REFERENCE
MAR 4 3 45 PM 1985
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

I 8 6 7 8 6

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

BOOK 6503 PAGE 607

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

81800.00- CAMT.
210.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 220.10-
6653A03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 7 8 6

IDENTIF. REFERENCE T

MAR 4 3 45 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 112928