FORM NO. WB-1

15161

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,000.00 Margaret Thorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 4-15-88

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD T. BOYD (NAME)	Bankers Mortgage Corporation (NAME)	MAP 72-15
1427 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box F-20 (STREET ADDRESS)	PAR 298
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29503 (CITY) (STATE) (ZIP)	15DA 34735

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, TIMOTHY H. LEHNING and HOWELL W. LEHNING, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD T. BOYD, unmarried

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 known as Tract II on Earl Drake Survey of September 21, 1922. Beginning at an iron pin in the easterly margin of Porter Road, said pin being the northwesterly corner of Tract I; thence with easterly margin of Porter Road N 27 deg. E 120.0 feet to an iron pin; thence S 87 deg. 00' E 129.0 feet to an iron pin; thence S 10 deg 00' W 100 feet to a post; thence S 81 deg 30' W 27.0 feet to a stake; thence S 9 deg. 00' W 62.0 feet to a stake; thence N 64 deg 15' W 141.0 feet to the point of beginning.

There is included in Tract II an ingress and egress easement to Tract I and more particularly described as follows:

Beginning at an iron pin located in the eastern ROW margin of Porter Road, said pin also being on the common line between Tract I & II; thence with said ROW N 27 deg E 25 feet to a point; thence S. 54 deg 09' 27" E 172.67 feet to a point in the common line between Tract I & II; thence with said line N 64 deg 15' W 141 feet to the point of beginning.

BEING the same property conveyed to Timothy H. Lehning and Howell W. Lehning, Jr. by deed from T. Fowler Akin and Vera D. Akin of record in Book 6071, Page 438, said Register's Office for Davidson County, Tennessee.

Carolyn D. Lehning , wife of Howell W. Lehning, Jr. joins in this conveyance for the express purpose of conveying her marital rights in subject property.

CHECK

This is unimproved ( )
This is improved ( ) property, known as 1427 Porter Road (House Number) (Street) Nashville, (P. O. Address) Tennessee 37206 (City or Town) (Postal Zip)

X

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 our hand(s) this 28th day of February, 19 85

Timothy H. Lehning by Howell W. Lehning Atty in Fact
TIMOTHY H. LEHNING

Howell W. Lehning
HOWELL W. LEHNING, Jr.

Carolyn D. Lehning

03/12 '23 50 7722

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 ~~HOWELL W. LEHNING, Jr.~~ and wife, Carolyn D. Lehning

the bargainor S, 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 ~~28th~~ day of ~~February~~ 19 ~~85~~

Commission expires 7/18/89

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

RECEIVED
DAVIDSON COUNTY, TN
MAR 12 11 18 AM '85

IDENTIFICATION REFERENCE

8383

WARRANTY DEED

FROM
TIMOTHY H. LEHNING

HOWELL W. LEHNING, Jr.

TO
RICHARD T. BOYD

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28 day of February, 1985, before me personally appeared Howell W. Lehning, Jr. to me known to be the person who executed the foregoing instrument in behalf of Timothy H. Lehning as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said Timothy H. Lehning.

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of February, 1985.

Notary Public

My Commission Expires:
4-15-87

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

45000.00- CAMT
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
7722A03/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 8 3 3

IDENTIF. REFERENCE

MAR 12 10 18 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 114935