Mail

SEND TAX BILLS TO:

LEADON HOLMAN
3447 OLD FRANKLIN RD.
ANTIOCH TENN. 37013

This Instrument Prepared By:

DAVID W. KIOUS
Attorney at Law
P.O. Box 1336
Murfreesboro, TN 37133-1336

Map 174
Par. 56.1a

WARRANTY DEED

BOOK 6808 PAGE 783

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, HAROLD W. BOYD and wife, DOROTHY J. BOYD, have bargained and sold and do hereby transfer and convey unto LEADON HOLMAN and wife, WILLIE D. HOLMAN, their heirs and assigns, a certain tract or parcel of real estate located and situated in the 5th Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

> Beginning at a point at the intersection of the center line of Preston Road and Old Franklin Road; thence with the center line of said Preston Road north 18° 50' west 79 feet, and continuing with the same around a slight curve in a northerly direction 198.6 feet; thence south 85° 35' east 553.7 feet to an iron pin; thence south 5° 05' west 282 feet to the center line of Old Franklin Road; thence with the center line of same north 84° 55' west 595.8 feet to the beginning, containing 3.6 acres, more or less.
>
> Being the same property conveyed to Harold W. Boyd and wife, Dorothy J. Boyd, of record in Deed Book 3997, page 179 of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and except for the 1985 property taxes which are being prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 15 day of July, 1985.

Harold W. Boyd
HAROLD W. BOYD

Dorothy J. Boyd
DOROTHY J. BOYD

BOOK 6808 PAGE 784

STATE OF Tennessee)
COUNTY OF Rutherford)

On this 15th day of July, 1985, before me personally appeared HAROLD W. BOYD and wife, DOROTHY J. BOYD, 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 acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL this the 15th day of July, 1985.

Christine C. Hale
NOTARY PUBLIC

My Commission Expires: 5/29/88

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $107,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of July, 1985.

Christine C. Hale
Notary Public
My Commission Expires: 5/29/88

J 2 1 4 5 9

IDENTIF. REFERENCE

JUL 17 1 49 PM '85

FEE $ 5.00 TAX $ 53.50
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6608 PAGE 785

CO -CONVEYANCE
MD -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

107000.00- CONT.
278.20 COTAX
.50 PRFEE
6.00 WDEED
CHECK 284.70-
8640A07/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 4 5 9

IDENTIF. REFERENCE

JUL 17 1 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154820