FILE BOX 3

FORM No. WD-1

43422

IDENTIFICATION REFERENCE

OCT 10 8 19 AM '85

FELIX Z. NELSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Emily C. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

NOTARY PUBLIC STATE AT LARGE ILLINOIS

BOOK 6678 PAGE 902

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily C. Boyd (NAME)	First Investment Company Mortgage Bank (NAME)	86-14-A
113 Thistle Lane (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	113
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	4D-08707

FOR AND 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, Cheryl Howard Kent and husband, Howard Kent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily C. 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.

BEING Unit No. 113 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, page 507, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Cheryl E. Howard by deed from Thomas W. Grumke and wife, Jane Barry-Grumke of record in Book 6394, page 32 Register's Office for said County.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Cheryl E. Howard to Douglas R. Berry, Trustee, dated September 28, 1984 and recorded October 2, 1984 at 9:03 AM in Book 6394, page 35, Register's Office for Davidson County, Tennessee, having an approximate unpaid principal balance of $44,473.73, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

Howard Kent, husband of the above named Cheryl Howard Kent, joins in this conveyance to convey any and all of his marital interest, including but not limited to his marital rights, in subject property.

This is unimproved ( ) improved (XX) property, known as 113 ~~Thistle Lane~~ (House Number) (Street) ~~Hermitage, Tennessee 37076~~ (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 heir 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 covey 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~~ 4th day of ~~October~~, 19 ~~85~~

Howard Kent
Howard Kent
by Barbara C Eller
Atty. in fact

Cheryl Howard Kent
Cheryl Howard Kent
by Barbara C Eller
Atty in fact

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6678 PAGE 903

Personally appeared before me, ~~the undersigned~~ , a Notary Public in and for said County and State, the within named ~~Cheryl Howard Kent and husband, Howard Kent~~

the bargainor ~~s~~ , with whom I am personally acquainted, ~~.~~ or proved to me on the basis of satisfactory evidence and who acknowledged that ~~they~~ ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ , Tennessee, this ~~4th~~ day of ~~October~~ 19 ~~85~~

Commission expires ______________________ ______________________
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such ______________________ and ______________________ being authorized so to do, execute 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

WARRANTY DEED

FROM

Cheryl Howard Kent

Howard Kent

TO

~~Emily C. Boyd~~

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 1985, before me personally appeared Barbara C. Eller, to me known to be the person who executed the foregoing instrument on behalf of Cheryl Howard Kent and husband Howard Kent and who acknowledged that she executed the same as the free act and deed of the said Cheryl Howard Kent and husband Howard Kent by virtue of that Power of Attorney, duly executed by the said Cheryl Howard Kent and husband Howard Kent and appearing of record in Book 6678, page 901 , respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 4th day of October, 1985.

My Commission Expires: 10-11-85 ______________________
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6678 PAGE 904

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

51000.00- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
5277A10/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 4 2 2

IDENTIFICATION REFERENCE

Oct 10 8 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180786