FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,782.91

Affiant Philip G. Boyer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 1985

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

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
Philip G. Boyer (NAME)	First Investment Company (NAME)	MAP 64-13
4304 Woods Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	PARCEL 41
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	4D-28985

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, Joseph Ray Ward and wife, Donna C. Hammontree Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Philip G. Boyer and wife, Carol R. Boyer~~

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 the westerly 150 feet of Lot 58 in Block 3 in W. A. Bryan's Subdivision as of record in Plan Book No. 421, page 117, Register's Office for said County.

Said Lot herein conveyed fronts 50 feet on the easterly side Wood Avenue, now Woods Street and extends back between parallel lines 150 feet.

Being the same property conveyed to Joseph Ray Ward and Donna C. Hammontree Ward by deed from Darrel W. Tedrow and wife, Jeanette W. Tedrow of record in Book 5622, page 348 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 Joseph Ray Ward and wife, Donna C. Hammontree Ward, to Tennessee Housing Development Agency, dated July 7, 1980, with a present unpaid balance of approximately $24,782.91, of record in Book 5622, page 351, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved (~~XX~~) improved (XX) property, known as 4304 Woods Street, Old Hickory, TN 37138
(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 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 our hands this 9th day of December, 19 85

~~Donna C. Hammontree Ward~~ ~~Joseph Ray Ward~~

Donna C Hammontree Ward Joseph Ray Ward

3270

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6733 PAGE 34

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Ray Ward and wife, Donna C. Hammontree Ward

the bargainor, ~~or proved to me on the basis of satisfactory evidence~~, 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 9th day December 85

Commission expires 10-14-88

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

REFERENCE 8:10 AM '85

WARRANTY DEED $ 0

FROM
Joseph Ray Ward
Donna C. Hammontree Ward

TO
~~Philip G. Boyer~~
Carol R. Boyer

IDENTI

TELLA Z.

Dec 12

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

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

RECEIVED OF _____

FOR _____

BOOK 6733 PAGE 35

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

3078E.01- CERTIF.
8C.00 CSTAX
.50 REF
6.00 MTG
CHECK 14.83-
5379A12/12/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60243

IDENTIFICATION REFERENCE

DEC 12 8 36 AM '85

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 200375