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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Melvin Boyd | Same | 91-7-214 a2 |
| (NAME) P.O. Box 24374 | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37202 | (STREET ADDRESS) | 2W 15300 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Forty Thousand Five Hundred ($40,500.00) of which $3,000.00 has been paid in cash DOLLARS receipt of which is hereby acknowledged and other good and valuable consideration, and the assumption and agreement to pay by Grantee, Melvin Boyd, the balance due on a certain note dated June 19, 1985, in the original principal sum of $23,000.00, payable to C. Edwin Rust or Mildred Rust in monthly installments of $247.50, payments include interest at the rate of ten per cent (10%) per annum.

We, Robert C. Shaw and wife, Lorraine D. Shaw have bargained and sold, and by these presents do transfer and convey unto the said Melvin Boyd

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 1210 and 1212, Block 183, Plan No. 1 of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 1210 and 1212 adjoin and front together 50 feet on the southerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Robert C. Shaw, Jr. and wife, Lorraine D. Shaw, by deed from C. Edwin Rust and Mildred Rust, of record in Book 6800, page 301, Register's Office for Davidson County, Tennessee.

The grantee joins in to acknowledge his agreement to pay the balance of the above mentioned note.

9028.

IDENTIFICATION REFERENCE

APR 11 11 20 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved ( X ) unimproved ( ) property, known as 5305 Kentucky Avenue, Nashville, Tennessee 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 11th day of April, 1986.

Robert C. Shaw
ROBERT C. SHAW, JR.

Lorraine D. Shaw
LORRAINE D. SHAW

Melvin Boyd
MELVIN BOYD

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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 Robert C. Shaw, Jr., Lorraine D. Shaw and Melvin Boyd

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1986.

My commission expires 7-18-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,500
This is equal to or greater than the property would bring at a fair and voluntary sale.

Melvin Boyd

Sworn to and subscribed before me
this 10th day of April, 1986.

My commission expires 5-10-87 Notary Public

| This instrument was prepared by: | |
|---|---|
| Richard R. Hedgepath, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209 | |
| Name | Address |

FEE $ WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**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 |
|---|---|---|---|---|
| | | | 40500.00- CAMT.<br>105.30 CSTAX<br>.50 PRFEE<br>6.00 WDEED<br>CHECK 111.80-<br>2096A04/11/86 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90828

IDENTIFICATION REFERENCE

APR 11 11 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236407