file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6895 PAGE 694

ADDRESS NEW OWNER:
Margaret W. Boyd
109 Westfield Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Commerce Union Bank
1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
Part of 128-22
Part of 128-23
Part of 128-24

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

George Gianikas, Trustee with full power,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret W. Boyd, unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain Condiminium Apartment in Davidson County, Tennessee, being Unit 109 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, page 590, and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to George Gianikas, Trustee with full power by deed from Bellevue Associates, a Tennessee general partnership of record in Book 6551, page 988, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6678, page 771, and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, said Register's Office.

The grantor of this deed will be responsible for the payment of the 1986 property taxes.

This is (un)improved property, known as 109 Westfield Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of June, 19 86.

George Gianikas, Trustee

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 20th day of June, 19 86, before me personally appeared George Gianikas, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 6895 PAGE 695

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00.

Margaret W. Boyd
Affiant

Subscribed and sworn to before me, this the 20th day of June, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

FELICIA WILSON, REGISTER
DAVIDSON COUNTY, TN
Jun 24 11 20 AM '86

IDENTIFICATION REFERENCE

13594

**WARRANTY DEED**

from:
George Gianikas, Trustee with full power,

to:
Margaret W. Boyd, unmarried

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25020

**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 |
|---|---|---|---|---|

44000.00- CONT.
114.40 CSTAX
.50 PRFE
6.00 WDE D
CHECK 120.90-
9143A06/24/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

13594

IDENTIFICATION REFERENCE

JUN 24 11 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 262647