#18331

BOOK 6971 PAGE 87 Box 7

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 1986

Notary Public

MY COMMISSION EXPIRES: 10/19/86
(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Odena Baugh	Atlantic Coast Mortgage Company	MAP 71-2
(NAME)	(NAME)	
431 Roger Williams Ave.	3975 University Drive	PARCEL 99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37207	Fairfax, Virginia 22030	13DA-19070
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William A. Boyd et ux Agnes G. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Odena Baugh and Wanda Baugh my 20% interest in

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 Lot No. 47A, Zone Lot Division of Lot 47 of the Resubdivision of Lot 47 of John J. Rucker Subdivision, as of record in Book 6250, page 651, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Odena Baugh and Wanda Baugh and William A. Boyd by deed from William A. Boyd and wife, Agnes G. Boyd of record in Book 6839, Page 965, Register's Office for Davidson County, Tennessee.

The said Agnes B. Boyd joins in this Warranty Deed to convey all marital rights in said property.

39332

IDENTIFICATION REFERENCE

SEP 5 2 07 PM '86

FELIX P. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 431 Roger Williams Avenue - Nashville, Tennessee 37207
(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 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. 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 hand s this 18th day of April, 1986

William A. Boyd
WILLIAM A. BOYD

WIFE

Agnes G. Boyd
AGNES G. BOYD

B799

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named William A. Boyd et ux Agnes G. 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 18th day of April, 1986.

Commission Expires 10/19/86.

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO