Box 8/tl

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

ADDRESS NEW OWNER:
Todd W. Boyce
1619 Holly Street
Nashville, TN 37206

MORTGAGEE:
First Investment Company

4300 East Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
MAP 83-10
PARCEL 216
23W-06445

BOOK 6997 PAGE 482

**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, T. R. Benning and wife, Donna P. Benning hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Todd W. Boyce and wife, Tamra K. Boyce 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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Chadwell Home Place - called "Lockeland", of record in Book 57, page 135, Register's Office for said County.

SAID Lot No. 5 fronts 50 feet on the northerly margin of Chadwell Street, now Holly Street and extends back between parallel lines a distance of 157 feet to a line in the rear.

Being the same property conveyed to T. R. Benning and wife, Donna P. Benning by deed from Charles E. Evans and wife, Jo H. Evans of record in Book 6717, page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

48644

IDENTIFICATION REFERENCE

OCT 2 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1619 Holly Street, Nashville, TN 37206.

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 26th day of September, 19 86

Donna P. Benning

T. R. Benning

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

On this 26th day of September, 19 86, before me personally appeared T. R. Benning and wife, Donna P. Benning, 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 their free act and deed.

9372

My Commission Expires: 10-24-88

Notary Public

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

BOOK 6997 PAGE 463

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 $ ~~59,500.00~~.

Todd W. Boyce
Affiant

Subscribed and sworn to before me, this the 26th day of September, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

**WARRANTY DEED**

from:
T. R. Benning and wife, Donna P. Benning

to:
Todd W. Boyce and wife, Tamra K. Boyce

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

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

RECEIVED OF _____

FOR BOOK 6997 PAGE 484

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

59500.00- CONST.
166.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 173.10-
9872A10/02/86 BAL .00

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

48644

IDENTIFICATION REFERENCE

Oct 2 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 302017