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File in Box # 4
#87-1-21

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF January 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky A. Boyd (NAME)	AmSouth Mortgage Company, (NAME)	Map 162-03
269 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box C-330 (STREET ADDRESS)	Parcel 418
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35283-0330 (CITY) (STATE) (ZIP)	FB# 5DU-51017

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, C.D. Kirkpatrick, Sr. and wife, Mary Dee Kirkpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky A. Boyd and wife, Cynthia J. Boyd

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. 3 on the Plan of Colewood Hills, Section II, of record in Book 5210, Page 276, Register's office for said County.

Said Lot No. 3 fronts 71.69 feet on the southwesterly margin of Bart Drive and extends back 127.87 feet on the northwesterly line, and 166.45 feet on the southeasterly line, to a dead line on the rear on which it measures 87.46 feet.

BEING the same property conveyed to C.D. Kirkpatrick, Sr., and wife, Mary Dee Kirkpatrick, by Deed from Robert A. Kennan and wife, M. Diane Keenan, of record in Book 6281, Page 261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4548, Page 912, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CHECK

This is (unimproved ( ) improved (XX)) property, known as 269 Bart Drive, Antioch, Tennessee 37013
(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 their hand s this 28th day of January, 1987

C.D. Kirkpatrick, Sr.

Mary Dee Kirkpatrick

4972

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named C.D. Kirkpatrick, Sr. and wife, Mary Dee Kirkpatrick

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 28th day of January, 19 87.

Notary Public

Commission Expires February 19, 1988

NOTARY PUBLIC AT LARGE

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
C.D. Kirkpatrick, Sr. and wife, Mary Dee Kirkpatrick

TO
Ricky A. Boyd and wife, Cynthi J. Boyd

8 8 8 3 3

IDENTIFICATION REFERENCE

JAN 30 2 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____ BOOK 7122 PAGE 719

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

60[illegible]- CAMT.
168.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 174.50-
497JA01/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 8 3 3

IDENTIFICATION REFERENCE

JAN 30 2 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40454