This Instrument Prepared By: Charles R. Niewold, Attorney
214 Third Avenue, North
P.O. Box 3348
Nashville, TN 37219-0348
(615) 244-2070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39100 Leeanna Boyd

Sworn to and subscribed before me this 13th day of May, 1987.

My Commission Expires:
7-17-88

Kelly P. Wright
Notary Public

STATE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Katie Boyd Parker 5766 Eastlawn Detroit, Michigan 48213	Same	71-16-242 20W 30420

WARRANTY DEED WITH CLAUSE RETAINING LIFE ESTATE IN FAVOR OF GRANTOR

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the Grantor, Leeanna Boyd, a widow, has bargained and sold, and by these presents does transfer and convey unto Katie Boyd Parker, the Grantee, and her heirs and assigns, a certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 243 and 244 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 243 and 244 front together 60 feet on the easterly side of North Seventh Street, and run back between parallel lines, with the northerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Lawrence Boyd and wife, Emma Lake Boyd, as tenants by the entirety, by deed of record in Book 4036, page 216, Register's Office for Davidson County, Tennessee, recorded July 15, 1966.

And being the same property divested out of Emma Lake Boyd and vested solely in Lawrence Boyd by Order of the Probate Court under Rule Number 56069, entered in Minute Book 14C, page 1317, on October 27, 1969.

And being the same property conveyed to Leeanna Boyd from Lawrence Boyd by a Deed to Create Tenancy by Entireties, of record in Book 5005, page 597, Register's Office for Davidson County, Tennessee, the said Lawrence Boyd having since died and property being vested solely in Leeanna Boyd.

The said Grantor, Leeanna Boyd, reserves unto herself a life estate in said above described property as long as she shall live, with the right to occupy and use said property as her own during her lifetime.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katie Boyd Parker, and her heirs and assigns, forever, except as to the reservation of the life estate as above set forth.

And I do covenant with the said Katie Boyd Parker that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representative, to warrant and forever defend the title to the said land to the said Katie Boyd Parker and her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 13 day of MAY, 1987.

Leeanna Boyd - Grantor

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 Leeanna Boyd, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1987.

Notary Public

My Commission Expires: 2-17-88

2.6.4 5.9

IDENTIFICATION REFERENCE

MAY 15 2 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7238 PAGE 264

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
			30100.00-	CAMT.
			84.28	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 90.78-
			7850A05/15/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26459

IDENTIFICATION REFERENCE

MAY 15 2 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82382