BOOK 7244 PAGE 462

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,516.15

Bonnie F Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37075

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie Fay Boyd	SAME	83-10-0 260.00
(NAME)	(NAME)	
1711 Forrest Avenue		23W 07290
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, James R. Nivens,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie Fay 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 the west one-half (1/2) of Lot No. 84 on the Map of Lockeland of record in Book 57, Page 135, Register's Office for said county described as follows:

SAID part of said lot fronts 50 feet on the north side of Forrest Avenue and runs back parallel lines 325 feet, more or less, to a dead line.

BEING the same property conveyed to James R. Nivens by deed from Nellie Mangrum, of record in Book 5661, Page 313, Register's Office for Davidson County, Tennessee.

Edythe C. Nivens, the spouse of the Grantor, does hereby join in this conveyance for the express purpose of conveying any and all of her right, title, and interest, including all marital and homestead rights, unto the named Grantee.

AS part of the consideration for this conveyance is the Grantee's assumption of the Deed of Trust of record in Book 5661, Page 316, Register's Office for Davidson County, Tennessee, and unpaid balance of the Note thereby secured in the original principal amount of $16,000.00, now payable to Nellie Mangrum, which indebtedness the Grantees do hereby assume and agree to pay in accordance with the terms and conditions of said Note and Deed of Trust.

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR.

CHECK

unimproved ( )
This is improved (X) property, known as 1711 Forrest Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

07/17 39.70-

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 15th day of July, 19 87

James R. Nivens: James R Nivens

Edythe C. Nivens: Edythe C Nivens

843

STATE OF TENNESSEE
County of Sumner

BOOK 7299 PAGE 463

Personally appeared before me, James R. Nivens and wife, Edythe C. Nivens

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 19 87.

Commission expires 12/29/90

W. K. Georgas, Jr.
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

4966

IDENTIFICATION REFERENCE

JUL 17 3 02 PM '87

ELLEN E. WILSON REGISTER
DAVIDSON COUNTY, TN

MAIL TAX

WARRANTY DEED

FROM
James R. Nivens

TO
Bonnie Fay Boyd

Prepared by:/Return To:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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

RECEIVED OF _____

FOR _____ BOOK 7299 PAGE 464

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
			11516.15- CAMT. 32.20 CSTAX .50 PREE 6.00 MREG CHECK 11,70- 0843A07/17/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46610

IDENTIFICATION REFERENCE

JUL 17 9 02 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 104990