File Box 87tl

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

ADDRESS NEW OWNER:
Edward D. Raetzloff
1913 Beechwood Avenue
Nashville, TN 37212

MORTGAGEE:
Investors Federal Savings Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
MAP 104-16
PARCEL 234
24W-11990

WARRANTY DEED BOOK 7357 PAGE 555

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, Steven W. Boyd and Kathleen J. Boyd hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward D. Raetzloff and wife, Shan K. Raetzloff 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 the easterly 50 feet of Lot No. 220 on the plan of Belmont Land Co's Plan, Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID portion of Lot No. 220 fronts 50 feet on the southerly margin of Beechwood Avenue and extends back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

Together with the rights and privileges conveyed to the owners of the easterly 50 feet of Lot No. 220 by the owners of the westerly 50 feet of the easterly 100 feet of Lot No. 220 for driveway easement by Joint Driveway Agreement of record in Book 6219, page 93, said Register's Office.

Being the same property conveyed to Steven W. Boyd and wife, Kathleen J. Boyd by deed from James A Ragghianti and wife, Mary K. Ragghianti of record in Book 6219, page 97, said Register's Office. Steven W. Boyd and wife, Kathleen J. Boyd were divorced by the Fourth Circuit Court of Davidson County, Tennessee, Case No. 85D-1479, and now hold subject property as tenants in common.

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

This is (~~xx~~)improved property, known as 1913 Beechwood Avenue, Nashville, TN 37212.

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 18th day of September, 19 87.

Kathleen J. Boyd

Steven W. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of September, 19 87, before me personally appeared Steven W. Boyd and Kathleen J. Boyd, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Mar 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7357 PAGE 556

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 $ 112,000.00.

Edward D. Raetzloff
Affiant

Subscribed and sworn to before me, this the 18th day of September, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

6 6 9 6 6.

IDENTIFICATION REFERENCE

SEP 21 1 05 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
Steven W. Boyd and Kathleen J. Boyd

to:
Edward D. Raetzloff and wife, Shan K. Raetzloff

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 7357 PAGE 557

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 6 9 6

IDENTIFT REFERENCE

SEP 21 1 05 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18232