Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
from unverified information furnished by the parties
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

SEND TAX BILLS TO:

ADDRESS NEW OWNER:
Betty Ruth Dunbar
902 Matthews Avenue
Nashville, TN. 37216

MORTGAGEE:

same

MAP-PARCEL NUMBERS:

0832 02/29/88 01:03CHECK 79.50 MAP 061-11 PARCEL 134

WARRANTY DEED BOOK 7478 PAGE 973

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, The Estate of Mary Margaret Boyd hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Betty Ruth Dunbar 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 westerly one-half of Lot No. 38 on the Plat of Geo. Burrus' Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

SAID part of Lot No. 38 fronts 50 feet on the northerly side of Virginia Avenue and extends back between parallel lines 235 feet to a dead line.

BEING the same property conveyed to Mrs. Mary Margaret Boyd by deed of record in Book 2957, page 373, said Register's Office. Mrs. Mary Margaret Boyd has since died. Robert Gerard Boyd executes this deed as Executor of the Estate of the said Mrs. Mary Margaret Boyd pursuant to the terms of a List Will and Testament of record in Will Book 140, page 141, Davidson County Probate Court Clerk's Office.

Jackson Park Church of Christ joins in this conveyance to subordinate its "opportunity of first refusal", as granted in the Last Will and Testament of Mary Margaret Boyd, to the rights of this Grantee, but with the understanding that those refusal rights shall survive and that Grantee's right to sell this property shall be subject to those rights.

FEB 29 10 56 AM '88
ELIZ. WILKINS REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
0.8.3.5.5.

This is (~~an~~) improved property, known as 1013 Virginia Avenue, Nashville, TN. 37216.

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 20th day of February, 1988.

Jackson Park Church of Christ
BY: Wallace R. Kinkade
Wallace R. Kinkade, Elder
BY: Herman L. Craighead
Herman L. Craighead, Elder

Robert Gerard Boyd
Robert Gerard Boyd, Executor
Ray D Osborne
Ray D. Osborne, Elder **

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of February, 1988, before me personally appeared Robert Gerard Boyd, Executor, 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 his free act and deed.

Helen Ann Ward
Notary Public

My Commission Expires: Nov 10, 1991

STATE OF TENNESSEE
COUNTY OF _____

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___.

BOOK 7478 PAGE 974

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00 .

Affiant

Subscribed and sworn to before me; this the 20th day of February, 19 88.

My Commission Expires: Nov 10, 1991

Notary Public

** Jackson Park Church of Christ
BY: John Davis
John Davis, Elder

BY: Granville Gibson
Granville Gibson, Elder

BY: James Derseweh
James Derseweh, Elder

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 Wallace R.Kinkade, Elder; Herman L. Craighead, Elder; Ray D. Osborne, Elder; John Davis, Elder; Granville Gibson Elder and James Derseweh, Elder; the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, TN. this the 20th day of February, 1988.

Notary Public

My Commission expires: Nov 10, 1991

WARRANTY DEED

from:

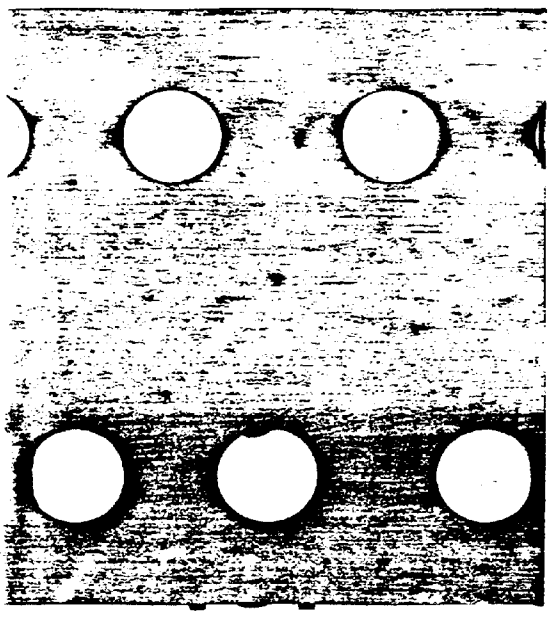
The Estate of Mary Margaret Boyd

to:

Betty Ruth Dunbar

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 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 7478 PAGE 975

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

CAMT 25000.00
CON TX 70.00
PRFEE 0.50
WDEED 9.00
TOTAL 79.50
CHECK 79.50
02/29/88 01 10:58 0001 0832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.3.5.5.

IDENTIFT REFERENCE

FEB 29 10 56 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 65554