Address new owner:
Roy Eugene Boyd, et ux
1604 Russell St.
Nashville, TN37206

Send Tax Bills To:
National Mortgage
POB 2098
Memphis,TN 38101-2098

Map 83-14, Par.101
23W-05992

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION 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, Margaret Duckworth, aka Margaret Roberts, et vir Lyndal Roberts, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Roy Eugene Boyd and wife, Brenda Faye Boyd, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 47 on the Plan of the Lindsley Subdivision of the Chadwell Tract, of record in Book 2, page 24, Chancery Court for said County.

Said Lot No. 47 fronts 50 feet on the southerly margin of Russell Street, formerly Ruth Street, and extends back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Margaret Duckworth by quitclaim deed from Michael Anthony Bianco, unmarried, of record in Book 7750, page 415, Register's Office for Davidson County, Tennessee. Margaret Duckworth and Margaret Roberts are one and the same person. Lyndal Roberts is joining in this conveyance to convey any rights he may have in the property by virtue of his marriage to Margaret Roberts. Margaret Roberts et vir Lyndal Roberts have never occupied this property as their personal residence.

This property is conveyed subject to the Plan of record in Book 2, page 24, Chancery Court for said County; Deeds of Trust of record in Book 4714, page 591, Book 4998, page 461,; Book 5243, page 803; and Book 6193, page 935, Register's Office for said county and state; and to all applicable local government planning, building and zoning regulations.

THIS is improved property known as 1604 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said real estate, with the appurtenaqnces, estate, title and interest thereto belonging to the said Roy Eugene Boyd and wife Brenda Faye Boyd, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered, except as shown
above.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 19th day of January, 1989.

Margaret Duckworth
Margaret Duckworth

Margaret Roberts
Margaret Roberts

Lyndal Roberts
Lyndal Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7755 PAGE 591

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Duckworth, aka Margaret Roberts, and husband, Lyndal Roberts, the bargainors, 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 19th day of January, 1989.

Gerald A. Burkett
NOTARY PUBLIC

My commission expires: 7-9-

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.

Ray E Boyd
AFFIANT

Sworn to and subscribed before me this 19th day of January, 1989.

Gerald A. Burkett
NOTARY PUBLIC

My commission expires: 7-9-

This instrument prepared by Gerald A. Burkett, Attorney at Law, 211 Union Street, Nashville, Tn 37201.

Mail

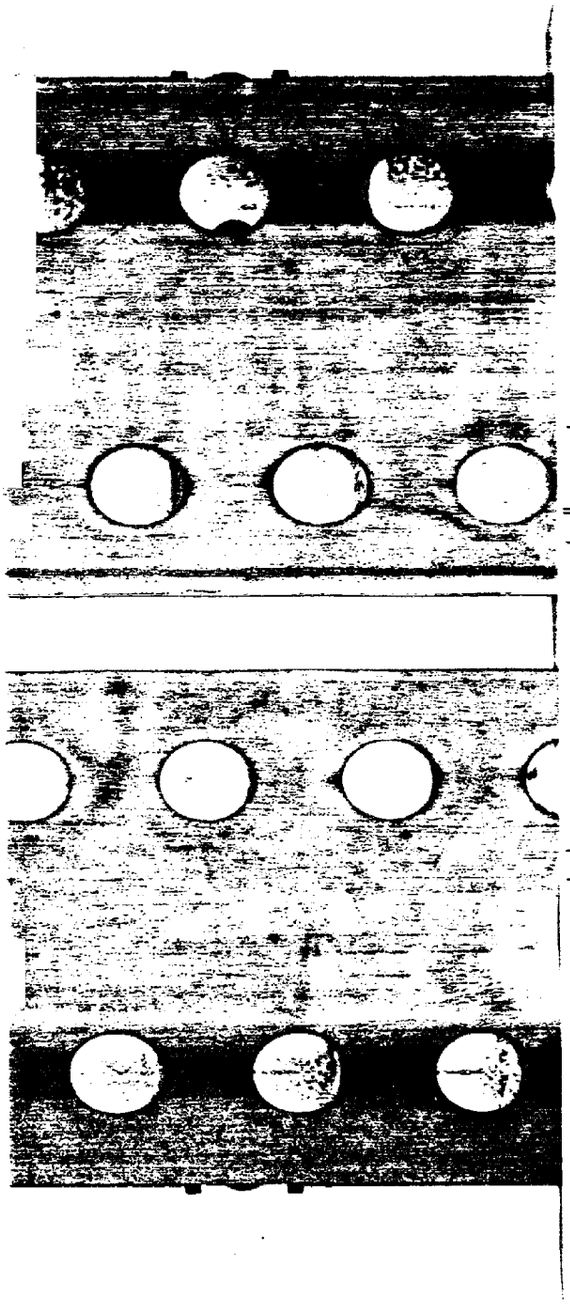
02877

IDENTIFICATION REFERENCE

JAN 20 1 21 PM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

7922 01/20 0101 CHECK 138.50



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

RECEIVED OF _____

FOR _____

BOOK 7755 PAGE 592

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

CAMT 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/89 01 13:25 0001 7922

0287.7.

IDENTIFICATION REFERENCE

JAN 20 1 21 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 174555