2405 Crestmoor Road, Nashville, Tennessee 37215-0157

**ADDRESS NEW OWNER:**
David J. Boyd
605 Landau Drive
Nashville, TN 37209

**MORTGAGEE:**
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle, Ste 400
Fairfax, VA 22033

**MAP-PARCEL NUMBERS:**
MAP 102-3
PARCEL 111
8DA 34152

**WARRANTY DEED** BOOK 7804 PAGE 236

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, Earl S. Johnson, Jr., Executor hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David J. Boyd and wife, Sandra J. Boyd 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 Lot No. 1259 on the plan of Charlotte Park Section 18, of record in Book 3600, pages 51 and 52, Register's Office for said County.

SAID Lot No. 1259 fronts 82.00 feet on the southerly margin of Landau Drive and extends back 125.0 feet on the easterly line and 107.8 feet on the westerly line to a dead line in the rear, measuring 70.07 feet thereon.

BEING the same property conveyed to Albert Darnall Johnson and wife, Sarah A. Darnall by deed from G. H. Todd and H. B. Sheets of record in Book 3920, page 434, said Register's Office. Albert Darnall Johnson has since died, Sarah A. Darnall subsequently died and by will of record in Will Book 164, page 819, Probate Court for Davidson County, Tennessee, devised subject property to Earl S. Johnson, Jr., Steve Darnall Johnson, and Janice Lee Johnson.

20406

IDENTIFICATION REFERENCE

MAR 30 9 36 AM '89

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY TN

0393 03/30 0101 03CHECK 254.00

This is (an) improved property, known as 605 Landau Drive, Nashville, TN 37209.

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 March, 1989.

Earl S. Johnson, Jr., Executor

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 20th day of March, 1989, before me personally appeared ~~Earl S.~~ Johnson, Jr., 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7804 PAGE 237

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 $ 75,000.00.

David J. Boyd
Affiant

Subscribed and sworn to before me, this the 20th day of March, 1989.

My Commission Expires: Oct 9, 1991

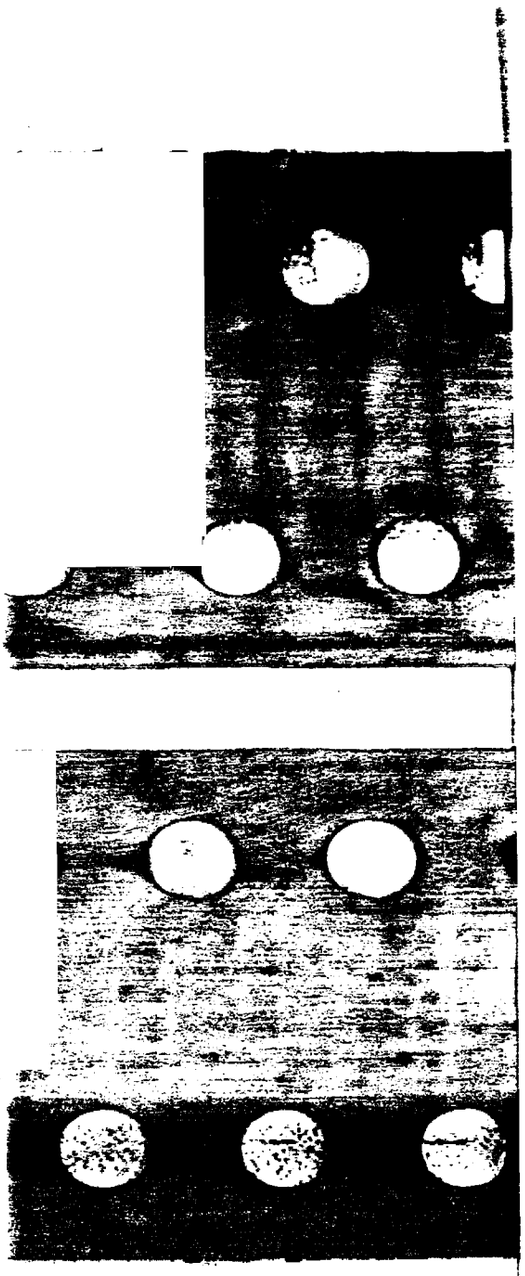
Christy Wilkins Avery
Notary Public

WARRANTY DEED

from:
Earl S. Johnson, Jr., Executor

to:
David J. Boyd and wife, Sandra J. Boyd

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 7804 PAGE 238

| | | |
|---|---|---|
| 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 | 75000.00 |
| CON TX | 247.50 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 254.00 |
| CHECK | 254.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 37 0001 0393

20406

IDENTIFICATION REFERENCE

MAR 30 9 36 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 194865