~~FILE IN BOX #4~~
MAP 92-14
PARCEL 53
FB#: 21W-03485

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FROM

MARIE C. BOYD, a widow

TO

RICHARD P. BALTZ, Trustee

AND

FROM

RICHARD P. BALTZ, Trustee

TO

MARIE C. BOYD, a widow, for her natural life, etal

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
MARIE C. BOYD
(Name)
2909 Parthenon Avenue
(Street Address)
Nashville, Tennessee 37203
(City) (State) (Zip Code)

SEND TAX BILLS TO: MORTGAGEE:
First Wachovia Mortgage Co.
(Name)
301 N. Main St., P.O. 3174
(Street Address)
Winston-Salem, North Carolina 27102
(City) (State) (Zip Code)

THIS INSTRUMENT PREPARED BY:
RICHARD P. BALTZ, ATTORNEY
Suite 500, One Church Street Building
Nashville, Tennessee 37201

35051

MAY 23 8 52 AM '89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E .

Marie C Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 1989.

Notary Public
MY COMMISSION EXPIRES: 1-21-90

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common in MARIE C. BOYD, a widow, for her natural life and the remainder to ROBERT J. BOYD, JR., JOHN PATRICK BOYD and WILLIAM J. BOYD, equally, as tenants in common, I, MARIE C. BOYD, a widow, , by these presents do hereby quitclaim and convey unto RICHARD P. BALTZ, TRUSTEE , his successors and assigns, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of the Revised Map of West End Park, of record in Book 421, Pages 82 and 83, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Robert J. Boyd, Sr., and wife, Marie C. Boyd, as tenants by the entirety, by Quitclaim Deed from Wilkins, Adams & Weems, Attorneys, Trustee, of record in Book 5173, Page 372, Register's Office for Davidson County, Tennessee. The said Robert J. Boyd, Sr. (also known as Robert Joseph Boyd), having since died on August 20, 1988.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

THIS transaction has been prepared solely from information provided by the parties to the transaction.

THIS is improved property, known as 2909 Parthenon Avenue, Nashville, Tennessee 37203.

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Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

AND NOW, I, the said RICHARD P. BALTZ, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MARIE C. BOYD, a widow, for her natural life and the remainder to ROBERT J. BOYD, JR., JOHN PATRICK BOYD and WILLIAM J. BOYD, equally, as tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of May, 1989.

Marie C. Boyd
MARIE C. BOYD

Richard P. Baltz, Trustee
RICHARD P. BALTZ, TRUSTEE

3700 05/23 0101 03CHECK 6.00

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIE C. BOYD, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the witnin instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 1989.

My Commission Expires: 1-21-90

Daniel B. Eisenstein
Notary Public

B. EISENSTEIN NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD P. BALTZ, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 1989.

My Commission Expires: 1-21-90

Daniel B Eisenstein
Notary Public

B. EISENSTEIN NOTARY PUBLIC DAVIDSON COUNTY TENN