File Box #24

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

Charles Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1990.

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO (Mortgagee)	MAP-PARCEL NUMBERS
Charles Boyd (NAME)	Statesman Mortgage Company (NAME)	15DZ-39420
2707 Cooper Lane (STREET ADDRESS OR ROUTE NUMBER)	405 Sixth Avenue (STREET ADDRESS)	MAP 73-5
Nashville, TN. 37216 (CITY) (STATE) (P O ZIP)	Des Moines, IA. 50309 (CITY) (STATE) (ZIP)	PARCEL 183

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RLCEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William R. Emery and wife, Jean R. Emery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Boyd and wife, Cynthia Boyd, as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 19, Riverwood Terrace, of record in Plat Book 1835, Page 134, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to William R. Emery and wife, Jean R. Emery by deed from Clyde T. Eldridge and wife, Kathleen S. Eldridge, of record in Book 6473, Page 493, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a public utilities easement and minimum building setback lines, of record in Plat Book 1835, Page 134, Register's Office, Davidson County, Tennessee.

46325

REGISTER'S OFFICE

Aug 2 11 09 AM '90

6290 08/02 0101 03CHECK 221.50

This is unimproved ( ) improved (X) property, known as 2707 Cooper Lane, Nashville, TN. 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 this 30th day of July, 19 90

William R. Emery

Jean R. Emery

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Emery and wife, Jean R. Emery

the bargainor(s), 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, Tennessee, this 30th day of July 1990

Commission expires 5-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
William R. Emery

Jean R. Emery

TO
Charles Boyd

Cynthia Boyd

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/02/90 01 11:11 0001 6290

4 6 3 2 5

JOINT REFERENCE

Aug 2 11 09 AM '90

No. 342764