Box 40

BOOK 8162 PAGE 943

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ANDREW J. BOYD, et ux (NAME) | ANDREW J. BOYD, et ux (NAME) | Map 119-60 |
| 101 Jay Street (STREET ADDRESS OR ROUTE NUMBER) | 101 Jay Street (STREET ADDRESS) | Parcel 012 |
| Nashville, TN. 37211 (CITY) (STATE) (ZIP) | Nashville, TN. 37211 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND DOLLARS, ($18,000.00) Dollars,

RE-RECORD BOOK 8174 PAGE 361

4715 07/30 0101 03CHECK 69.40

RUSSELL H. OWENS, JR., A SINGLE PERSON

have this day bargained and sold, and do hereby transfer and convey unto the said ANDREW J. BOYD, and wife, JOYCE M. BOYD, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot No. 124 and part of Lot No. 125 in the Cumberland Nurseries Plan as recorded in Plat Book 332, page 148, Register's Office, Davidson County, Tennessee.

Beginning at the northwest corner of said Lot No. 124 in the south side of Jay Street; thence southwardly, with the line between Lots 124 and 123, 150 feet to an alley; thence eastwardly with the said alley line, 61.2 feet; thence northwardly, parallel with Miller Street, 150 feet to the south line of Jay Street; thence westwardly with the south line of Jay Street, 65.5 feet to the beginning.

Being part of the same property conveyed to W.F.Rader by deed of record in Deed Book 4454, page 911, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Russell H. Owens, Jr., by deed from W. F. Rader, et ux, Gladys Rader, of record in Book 4458, page 228, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William K. Beasley, Trustee, by deed from Russell H. Owens, Jr., and wife, Elizabeth Owens, of record in Book 4783, page 428, Register's Office of Davidson County, Tennessee.

Being the same property released to Russell H. Owens, and wife, Elizabeth Owens, of record in Book 5021, page 468, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $18,000.00

Subscribed and sworn to before me, this the 30th day of July, 19 90

Affiant x Russell H. Owens Jr

My commission expires: November 21, 1992. (Affix Seal)

Notary Public Barry B. Bradley

unimproved ( )
This is improved (X) property, known as 101 (House Number) Jay Street (Street), Nashville (P.O. Address:), Tennessee 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 this July 30th day of ____, 19 90, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

4 5 2 4 2

IDENTIFICATION

Jul 30 1 27 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH

x Russell H. Owens Jr
RUSSELL H. OWENS, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* BARRY B. BISHOP *, a Notary Public in and for said County and State,* RUSSELL H. OWENS, JR., *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* He *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* NASHVILLE, *Tennessee, this* 30th *day of* July, *19* 90.

Barry B. Bishop *Notary Public*

*Commission expires* November 21, 1992.

NOTARY PUBLIC BARRY B. BISHOP DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....*

*Witness my hand and seal, at office in ....., this .....day of ....., 19.....*

*.....Notary Public*

*Commission expires .....*

**WARRANTY DEED**

FROM

RUSSELL H. OWENS, JR.,

TO

ANDREW J. BOYD, and wife,
JOYCE M. BOYD

THIS INSTRUMENT PREPARED BY:

ROBERT N. SKINNER, ATTORNEY
311 Church Street
316 Exchange Building
Nashville, Tennessee 37201
Phone # (615) 255-8917

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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CONTINUED LEGAL DESCRIPTION OF WARRANTY DEED FROM RUSSELL H. OWENS, JR., TO ANDREW J. BOYD, AND WIFE, JOYCE M. BOYD, FOR PROPERTY LOCATED AT 101 JAY STREET.

Being the same property conveyed to M. Norris Jenkins, Trustee, by deed from Russell H. Owens, Jr., of record in Book 5032, page 932, Register's Office for Davidson County, Tennessee.

Being the same property released to Russell H. Owens, Jr., of record in Book 8159, page 662, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doswell P. Brown, III, Trustee, by deed from Russell H. Owens, Jr., of record in Book 5177, page 346, Register's Office for Davidson County, Tennessee.

Being the same property released to Russell H. Owens, Jr., of record in Book 6004, page 944, Register's Office for Davidson County, Tennessee.

x Russell H. Owens Jr.
RUSSELL H. OWENS, JR.

RE-RECORD
49239

IDENTIFICATION

AUG 14 3 50 PM '90

KELLY J. WILKINSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

9744 08/14 0101 03CHECK 9.00