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Boyd20

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Charles S. Boyd and wife, Elvira J. Boyd 1304 Little Hamilton Ave. Nashville, TN	First Investment Company P.O. Box 749 43-0 East Broad St. Columbus, OH 43216-0749	MAP 105-7 PARCEL 166 6DA 19000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 7198, Page 388, Register's Office for Davidson County, Tennessee, to secure to First Investment Company, the original principal amount of $49,400.00 payable as therein specified; **We, Carl D. Krantz and wife, Margaret K. Krantz** _____, have bargained and sold, and by these present do transfer and convey unto the said **Charles S. Boyd and wife, Elvira J. Boyd** _____ the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING part of Lot No. 8 of Block "A" on the Plan of a Subdivision of Block "A" and "D", Merritt Property, of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee, further described as follows:
>
> BEING part of the same property conveyed to Carl D. Krantz by deed from James D. Rediker and Wayne T. Clouse of record in Book 6540, Page 940; Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **1304 Little Hamilton Ave., Nashville, TN**

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 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 gender.

Witness our hands this 30th day of April, 1992.

Carl D. Krantz

Margaret K. Krantz

07UUS

IDENTIF. [illegible]

[illegible] 134-60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl D. Krantz and wife, Margaret K. Krantz _____, the Bargainor(s), 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 on this 30th day of APRIL, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/26/92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $48,000.00

AFFIANT

Sworn to and subscribed before me this 30th day of April, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-93

This instrument prepared by:
Rick M. Johnson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858

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 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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 6.00
TOTAL 184.60
CHECK 184.60

~~05-04-92 01 10:25 0001 3028~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07009

IDENTIF. REFERENCE

MAY 4 10 27 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 527303

[redacted]