This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50 BOOK 8996 PAGE 74

ADDRESS NEW OWNER:
Phillip D. Boyd and Nancy S. Boyd
6025 Robertson Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 91-09
GROUP
PARCEL 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, James Leon Sanders Jr, Gladys Sanders Bowen, Harlin Lionel Sanders, Claude Eugene Sanders, and Ernest Wayne Sanders, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Phillip D. Boyd and wife, Nancy S. Boyd, 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:

Land in Davidson County, Tennesse, being the westerly 10 feet of Lot No. 14 and the easterly 50 feet of Lot No. 15 on the Plan of T.M. Nall's Subdivision of Certain Lots of the B.F. Cockrill Land, of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the south side of Robertson Road and run back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to Virginia Louise Sanders, Gladys Sanders Bowen, James Leon Sanders, Claude Eugene Sanders and Ernest Wayne Sanders by deed from William Ernest Bailey and wife, Barbara Jean Bailey, of record in Book 5325, page 7, Register's Office for Davidson County, Tennessee.(Virginia Louise Sanders having since deceased.)

This is improved property known as 6025 Robertson Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip D. Boyd and wife, Nancy S. Boyd, their heirs and assigns, forever; and We, James Leon Sanders Jr, Gladys Sanders Bowen, Harlin Lionel Sanders, Claude Eugene Sanders, and Ernest Wayne Sanders, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of June, 1993.

James Leon Sanders Jr

Gladys Sanders Bowen

Harlin Lionel Sanders

Claude Eugene Sanders

Ernest Wayne Sanders by James Leon Sanders, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Leon Sanders Jr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gladys Sanders Bowen, 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 within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harlin Lionel Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who ackowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named Claude Eugene Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who ackowledged that he executed the within named Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

June E. Atkenson
NOTARY PUBLIC

My Commission Expires: 7/27/96

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, James Leon Sanders, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Ernest Wayne Sanders as his Attorney-in-fact, as the free act and deed fo the within named James Leon Sanders, Jr. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

June E. Atkenson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,500.00.

AFFIANT

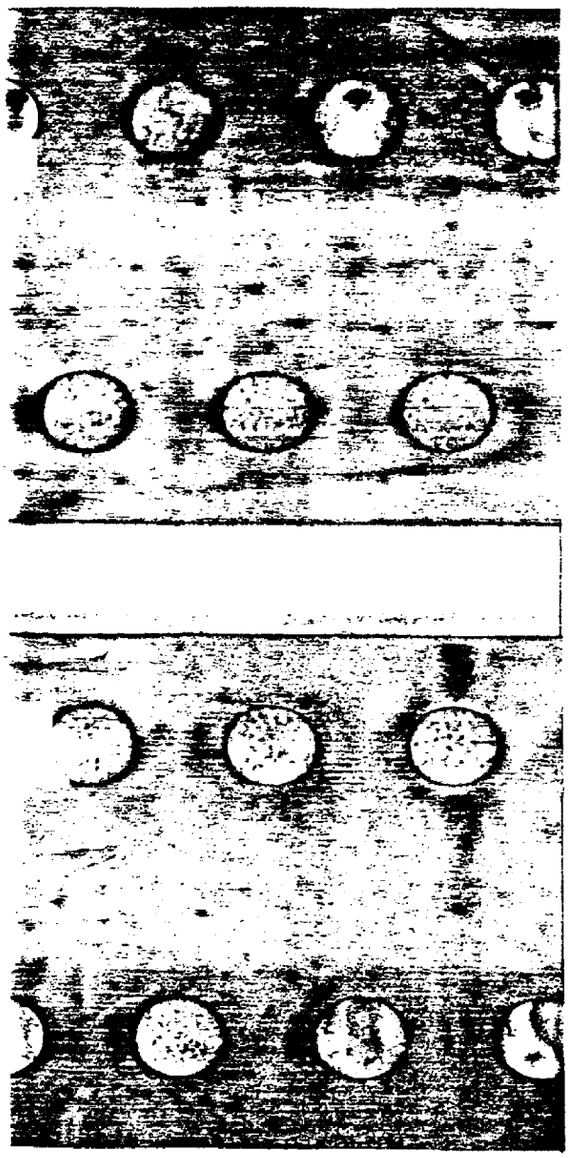
Subscribed and sworn to before me
this 24th day of June, 1993.

June E. Atkenson
NOTARY PUBLIC
My Commission Expires: 7/27/96

35298
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3002 06/28 0101 03CHECK 207.25



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8996 PAGE 77

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 52500.00
				CON TX 194.25
				PRFEE 1.00
				WDEED 12.00
				TOTAL 207.25
				CHECK 207.25
			06/28/93 01	15:52 0001 3002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35298
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668205