STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer $ 25,000 —.

Affiant

Subscribed and sworn to before, me this 14th day of June, 1994.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 25, 1995

This Instrument Prepared By:

Jack E. Seaman, Attorney
The Tower, Suite 2704
611 Commerce Street
Nashville, Tennessee 37203
(615) 255-0033

mail

Address of New Owner As Follows	Send Tax Bills To:	Map and Parcel Numbers
Edward H. Boyd 4118 Maxwell Road Antioch, TN 37013	Same	164-255 & 238

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, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David W. Pride and wife, Lee Ann L. Pride hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward H. Boyd, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> TRACT 1: LAND lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, November 15, 1975, as follows to wit:
>
> BEGINNING at an iron pin located in the northerly margin of an unnamed 30 ft. road. Point being 1540 feet from the easterly margin of Maxwell Road and the southeast corner of the Murrell Stewart property of record in Book 4855 (Grantor's deed and previous deeds erroneously recite "Book 4856"), page 452, Register's Office for said County; thence North 3° 45' East 728.3 feet to an iron pin; thence South 87° 11' East 150.8 feet; thence South 3° 45' West 731.25 feet to the northerly margin of an unnamed road; thence North 85° 29' West

150.8 feet to the point of beginning, containing 2.53 acres, more or less.

TRACT 2: LAND lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, November 15, 1975, as follows to wit:

BEGINNING at an iron pin located in the northerly margin of an unnamed 30 foot road said pin being 1690.8 feet from the easterly margin of Maxwell Road; thence North 3° 45' East 731.25 feet; thence south 87° 11' East 150.8 to an iron pin; thence South 3° 45' West 734.2 feet to an iron pin in the Northerly margin of an unnamed road; thence North 85° 29' West 150.8 feet to the point of beginning, containing 2.54 acres, more or less. This conveyance is subject to and included herein is a 50 foot right of way on the northerly margin of said property.

EASEMENT: Grantor hereby additionally conveys the easement right retained in the deed of record in Book 8019, page 372, for a 50-foot right-of-way.

BEING the same property and easement conveyed to David W. Pride and wife, Lee Ann L. Pride, by deed from Gene Lane and wife, Morgan McClellan Lane, of record in Book 8069, page 515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to covey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

65651 IDENTIF. ↑ REFERENCE

JUN 28 PM 2:19 BOX 7, WILSON W. KEGISTER DAVIDSON COUNTY, TN.

WITNESS our hand this 7th day of June, 1994.

David W. Pride
DAVID W. PRIDE

Lee Ann L. Pride
LEE ANN L. PRIDE

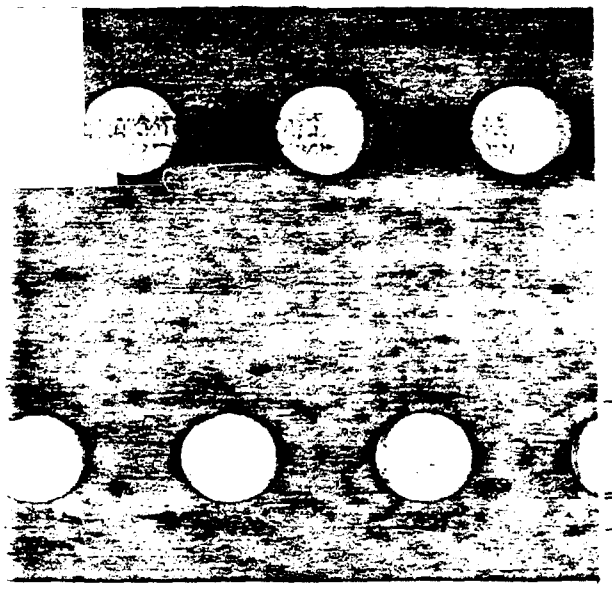
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of June 7, 1994, before me personally appeared David W. Pride and Lee Ann L. Pride, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Cherie L. Jenkins
Notary Public

My Commission Expires:
July 27, 1996

1121 08/26/94 0101 03CHECK 101.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

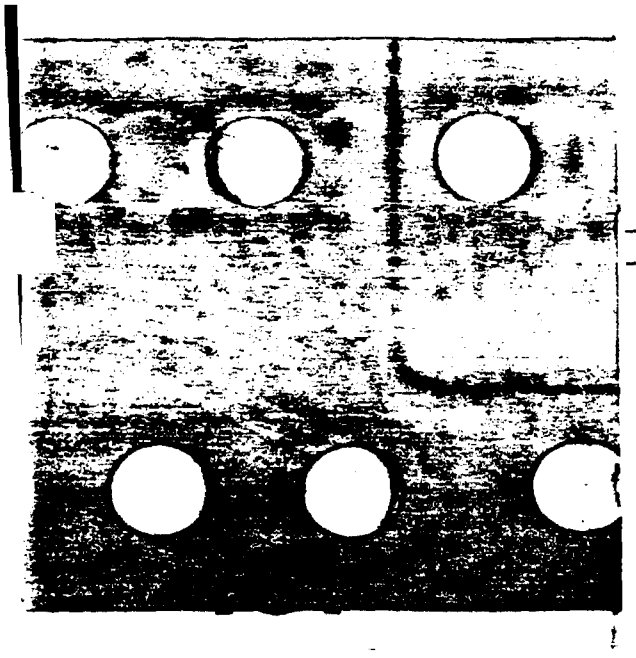
FOR _____

BOOK 9390 PAGE 904

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
			CAPIT	~~25000.00~~
			CON TX	92.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	101.50
			CHECK	101.50

06/28/94 01 14:19 0001 1121



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65651
IDENTIF. # REFERENCE

94 JUN 28 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807797