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mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

5801 07/12 0101 03CHECK 95.95

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
M. Lee Barrett, Jr. 976 Murfreesboro Rd. Nashville, Tn. 37217	Same as New Owner	Map 106-13 Parcel 53 Field Book 6DA 16451

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DEBORAH D. BOYD, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto M. LEE BARRETT, JR., hereinafter referred to as the "GRANTEE", his 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, Tennessee, being Lot No. 19 on the Map of Glenrose Park Subdivision, of record in Book 974, page 98, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 67 feet on the westerly side of Rosemary Lane and runs back between lines, 154 feet on the north line, and 150 feet on the south line, to a 15-foot alley in the rear, on which it measures 36.5 feet.

BEING the same property conveyed to Melvin W. Boyd and wife, Deborah D. Boyd, by deed from Kimberly M. Johnson, unmarried, of record in Book 9452, page 650, said Register's Office. And, the said Melvin W. Boyd died testate on September 28, 1993, survived by his wife, Deborah D. Boyd, who became vested with ownership and title to the said property, in fee simple. The Last Will and Testament of Melvin W. Boyd was filed for probate in the Probate Court for Davidson County, Tennessee, in the case of ***In Re: Estate of Melvin W. Boyd, deceased,*** Case No. 93P-1405. The said Estate is open but sufficient monies remain within the estate for the payment of any and all debts and obligations owing by Melvin W. Boyd during his lifetime or by reason of his death.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2131 Rosemary Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the Plan of Glenrose Park Subdivision of record in Book 974, page 98, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 11th day of July, 1994.

"GRANTOR"
Deborah D. Boyd
DEBORAH D. BOYD

"GRANTEE"
M. Lee Barrett Jr.
M. LEE BARRETT, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH D. BOYD and M. LEE BARRETT, JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11th day of July, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $23,500.00.

M. Lee Barrett Jr.
Affiant

Sworn to and subscribed before me on this the 11th day of July, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

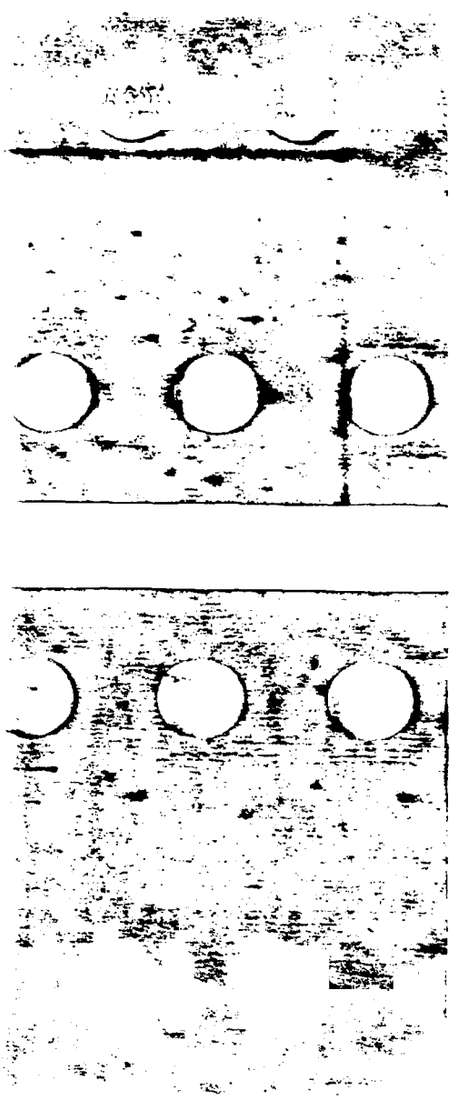
70009
IDENTIF. ↑ REFERENCE

94 JUL 12 AM 8:56
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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 23500.00	
			CON TX 86.95	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 95.95	
			CHECK 95.95	
07/12/94	01	08:56 0001 5801		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70009
IDENTIF. & REFERENCE

94 JUL 12 AM 8:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 812417