This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
James O. Boyd and Paula G. Boyd
1815 Rosebank Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
MORTGAGEE

MORTGAGEE:
Heritage Federal Credit Union
1314 Vultee Boulevard
Nashville, TN 37217

MAP AND PARCEL:
MAP 73
GROUP 13
PARCEL 168

WARRANTY DEED

BOOK 9472 PAGE 754

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Ida R. Barry, unmarried, James O. Boyd and wife, Paula G. Boyd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James O. Boyd and wife, Paula G. Boyd, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 8 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 75 feet on the southerly side of Rosebank Avenue and runs back 142 feet on the West line and 137.9 feet on the East line to a dead line in the rear measuring 60.3 feet thereon.

BEING the same property conveyed to Ida R. Barry, unmarried, James O. Boyd and wife, Paula G. Boyd by deed from James H. Nicholson and wife, Billie B. Nicholson, as of record in Book 7308, page 359, Register's Office for Davidson County, Tennessee.

This is improved property known as 1815 Rosebank Avenue, Nashville, TN 37216.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Boyd and wife, Paula G. Boyd, their heirs and assigns, forever; and We, Ida R. Barry, unmarried, James O. Boyd and wife, Paula G. Boyd, do covenant with the said Grantee 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 Grantee, 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 16th day of September, 1994.

Ida R. Barry
Ida R. Barry

James O. Boyd
James O. Boyd

Paula G. Boyd
Paula G. Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ida R. Barry, unmarried, James O. Boyd and wife, Paula G. Boyd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $17,000.00.

James O. Boyd
AFFIANT

Subscribed and sworn to before me this 16th day of September, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

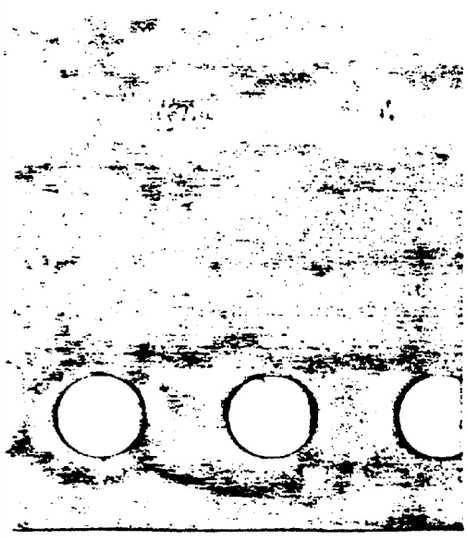
My Commission Expires: May 28, 1995

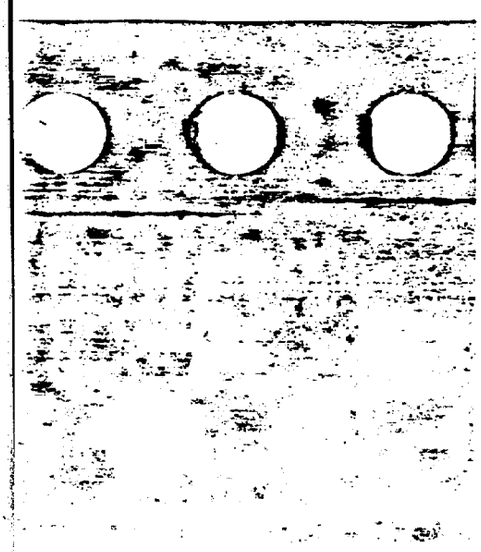
93371
IDENTIF. ↑ REFERENCE

94 SEP 22 PM 3:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1115 09/22 0101 03CHECK 71.90





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

RECEIVED OF _____

FOR _____

BOOK 9472 PAGE 756

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
				MAMT 17000.00
				MOR TX 62.90
				CANCEL
			09/22/94 01	15:28 0001 1114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93371
IDENTIF. # REFERENCE

94 SEP 22 PM 3:29
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

CAMT 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CHECK 71.90

09/22/94 01 15:28 0001 1115

No. 837405