# WARRANTY DEED

BOOK 9623 PG 912

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael R. Carver, Jr. (NAME) | FIRST TENNESSEE BANK (NAME) | MAP 90-8 |
| 6408 Robertson Avenue (ADDRESS) | P.O. BOX 351 (ADDRESS) | PARCEL 86 |
| Nashville, Tennessee 37209 (CITY) (STATE) (ZIP) | MEMPHIS, TENNESSEE 38101 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN 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 C. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Carver, Jr., unmarried

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:

Being Lots 74, 75, and 76 on the Plan of West Nashville Annex, as of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Lots 74 and 75 being the same property conveyed to James C. Boyd and wife, Mary Boyd by deed from David P. Leach and Estelle Steves, formerly Estelle Leach, of record in Book 2017, Page 553, Register's Office for said County.

Lot 76 being the same property conveyed to James Clayburn Boyd and wife, Mary Louise Boyd by deed from Lula Carlin, a widow, of record in Book 1198, Page 423, Register's Office for said County.

The said James C. Boyd and James Clayburn Boyd being one and the same person, and the said Mary Boyd and Mary Louise Boyd being one and the same person.

The said Mary Boyd having since died, leaving the property to James C. Boyd as tenant by the entirety.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved ( X ) property, known as 6408 Robertson Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of March 19 95

James C. Boyd

BOOK 9623 PG 913

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 C. Boyd

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of March 19 95.

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

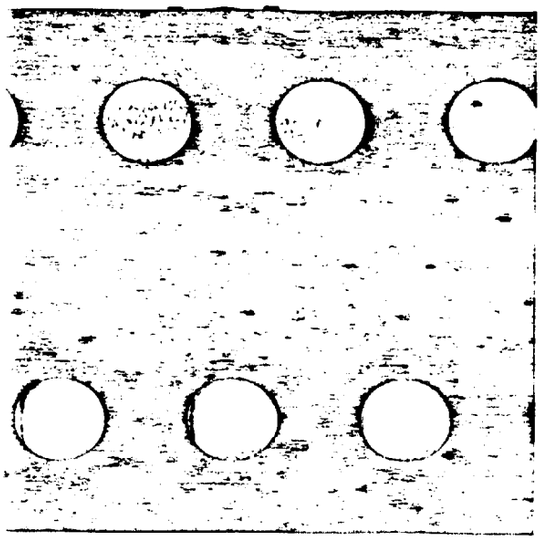
IDENTIF. & REFERENCE

43861

95 MAR 21 AM 11:49

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2398 03/21 0101 03CHECK 216.20



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

RECEIVED OF _____

FOR _____

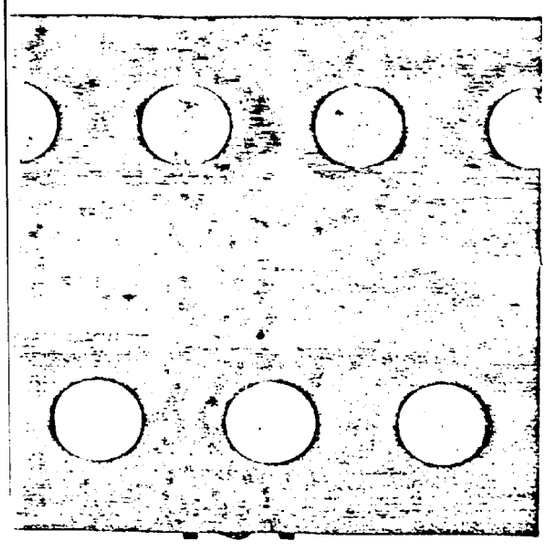
BOOK 9623 PG 914

| | | |
|---|---|---|
| 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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 8.00
TOTAL 216.20
CHECK 216.20

03/21/95 01 11:51 0001 2388



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43861
IDENTIF. ↑ REFERENCE

95 MAR 21 AM 11:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 891962