BK 9829 206

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Phyllis M. Boyd
1732 Kellow Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP: 81-02
Parcel 080
08DA 08785

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FOUR THOUSAND FIVE HUNDRED ($4,500.00) DOLLARS, ANN McKISSACK ROSS, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **PHYLLIS M. BOYD,** GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 92 in Buena Vista Heights Addition to North Nashville, Tennessee, as of record in Book 161, Page 19, Register's Office, Davidson County, Tennessee.

SAID Lot No. 92 fronts 50 feet on the north side of Kellow Street and runs back between parallel lines 123.5 feet to an alley.

BEING the same property conveyed to Ann McKissack Ross by deed from Ann McKissack Ross, Geneva McKissack Harris, and Miranda McKissack McCord, as trustees of the Lemuel H. McKissack Management Trust, of record in Book 8942, Page 981, Register's Office for Davidson County, Tennessee.

E. WINSTON ROSS, JR., SPOUSE OF GRANTOR JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS HE HAS BY VIRTUE OF MARRIAGE TO GRANTOR.

This is unimproved property known as 1733 Kellow Street, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 30th day of MARCH, 1995.

Ann McKissack Ross
ANN McKISSACK ROSS

E. Winston Ross
E. WINSTON ROSS, JR.

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

0039:397

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN McKISSACK ROSS** and spouse, **E. WINSTON ROSS, JR.**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Travis County, Texas, this 30th day of MARCH, 1995.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FOUR THOUSAND FIVE HUNDRED ($4,500.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

SWORN to and ***SUBSCRIBED*** before me this 3rd day of April, 1995.

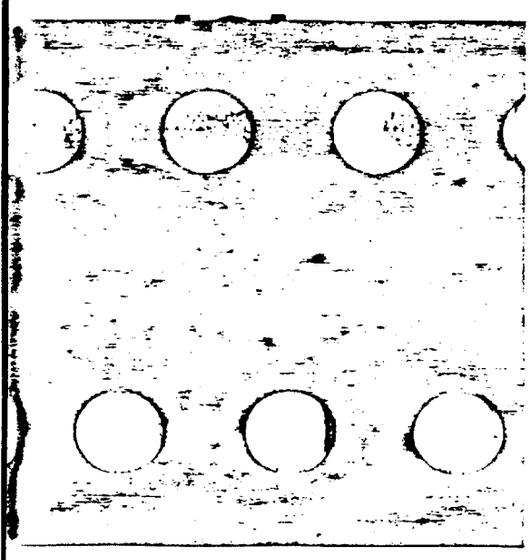
NOTARY PUBLIC

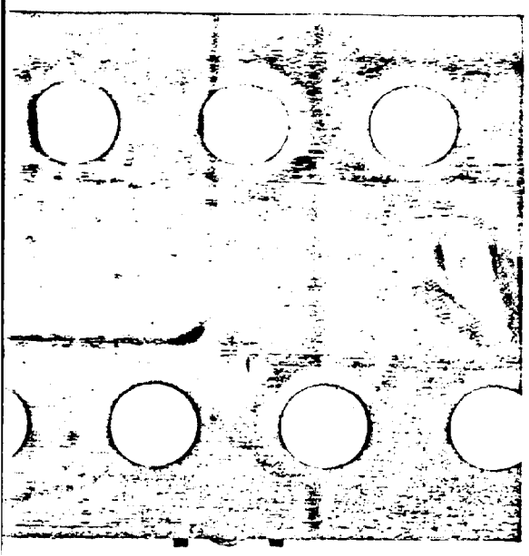
My Commission Expires: 11-26-97

PICK-UP

1995 JAN 24 11:01 CHECK 25.00

1995 JAN -6 AM 11:12





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 398

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

DAMT	4500.00
DON TX	16.65
PRFEE	1.00
MDEED	8.00
TOTAL	25.65
CHECK	25.65

04/04/95 01 11:41 0001 7288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48286

IDENTIFICATION REFERENCE

95 APR -4 AM 11:42

REGISTER
DAVIDSON COUNTY, TN.

No. 896815