BOOK 10145 PG 701

Mail

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $123,400.00

Loren Wyatt
Affiant

Subscribed and sworn to before me, this 31st day of July, 1996.

A R Cross
Notary Public
My commission expires 5/8/99

NOTARY PUBLIC AT LARGE

**Address of New Owner:**
Loren G. Wyatt
Bryan D. Rogers
Johnnie Rogers
1619 Holly Street
Nashville, Tn. 37206

**Send Tax Bills to:**
Pacific American Mtg.
210 25th Avenue N.
Nashville, TN 37203

**Tax Information**
83-10-216

96 AUG -5 PM 12:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0210994
IDENTIF. & REFERENCE

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Todd W. Boyce and wife, Tamra J. Boyce, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Loren G. Wyatt, an unmarried person and Bryan D.Rogers, an unmarried person, and Johnnie Rogers, an unmarried person, 1/3 (one-third) undivided interest, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Chadwell Home Place--called "Lockeland", of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly margin of Chadwell Street, now Holly Street and extends back between parallel lines a distance of 157 feet to a line in the rear.

Being the same property conveyed to Todd W. Boyce and wife, Tamra K. Boyce by deed from T.R. Benning and wife, Donna P. Benning, of record in Book 6997, page 482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1)Taxes for the year 1996, and subsequent years, which are not yet due and payable. 2)All matters shown on Plat recorded in Book 57, Page 135.

This is improved property, located at 1619 Holly Street, Nashville, Tennessee 37201.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31 day of July, 1996.

Todd W. Boyce
Todd W. Boyce

Tamra J. Boyce
Tamra J. Boyce

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

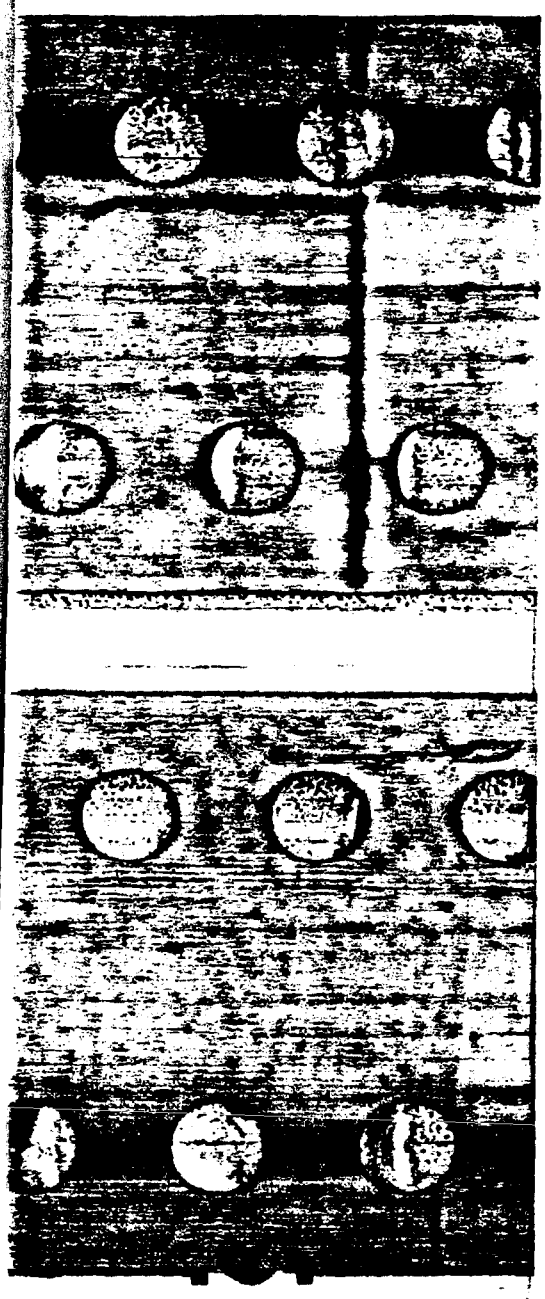
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd W. Boyce and wife, Tamra J. Boyce, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1996.

Notary Public

My Commission expires: 5/8/99

3217 08/05 0101 03CHECK 465.50



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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 703

| | | |
|---|---|---|
| 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 | |
| | | | | 123400.00 |
| | | | CON TX | 456.58 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 465.58 |
| | | | CHECK | 465.58 |
| 08/05/96 | 01 | 13:02 | 0001 | 3217 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210994
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070788