BOOK 10658 PG 267

BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$11,000.00**.

Ernest C Kinnard Sr.
Affiant

Sworn to and subscribed before me this 24 day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

97 OCT 27 AM 8:41

REGISTER
DAVIDSON COUNTY, TN.

0362626

IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Ernest Kinnard, Sr.	Same	Map 71-9
1515 Lock Road		Parcel 41
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Boyd**, unmarried, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ernest Kinnard, Sr.**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 1 on the Map of W. H. Nance's Subdivision of Lot No. 14 of the Brooklyn Plan, as of record in Book 332, page 14, Register's Office for said County, being the northwesterly part of Lot "A" on the unrecorded plan of part of Lot No. 15 in Brooklyn and Lot No. 1 on the Map of said Nance's Subdivision, described according to a survey made by John M. Sullivan, County Surveyor, August 26, 1950, as follows:

Beginning on the northeasterly margin of Old Whites Creek Pike at the corner of Lots Nos. 1 and 2 on the Map of said Nance's Subdivision; thence with the line between said two lots and a fence line, N 37° 20' E 154.5 feet to the southwesterly margin of an abandoned alley thence with the said alley, S 54° 10' E 36.7 feet; thence southwestwardly160 feet, more or less, to the northeast margin of the Old Whites Creek Pike; thence with said Pike, N 47° 10' W 36.2 feet to the beginning.

Being the same property conveyed to Margaret Boyd, by deed from Bennie H. Stromatt and wife, Josie Stromatt, of record in Book 5443, page 794, Register's Office for Davidson County, Tennessee.

This conveyance subject to a five-foot easement along the easterly line of premises for a joint driveway as set out in deed from M. H. Webb and wife, to James C. Knowles and wife, of record in Book 2303, page 92, said Register's Office.

This is improved property known as Lot 1517, Lock Road, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns 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. 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 24 day of October, 1997.

Margaret Boyd
Margaret Boyd

GRANTOR

GRANTOR

3761 10/27 0101 03CHECK 49.70

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, **Margaret Boyd**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

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 11000.00
CON TX 40.70
PRFEE 1.00
MDEED 8.00
TOTAL 49.70
CHECK 49.70

10/27/97 01 08:44 0001 3761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03626 26
IDENTIF. & REFERENCE

97 OCT 27 AM 8:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1213013