FB12
JLR

FROM: John TeSelle and wife, Maria M. TeSelle

TO: Jennifer Ann Boyd

BOOK 11016 PAGE 87

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jennifer Anne Boyd 3102 Bellwood Avenue Nashville, Tennessee 37203	SouthTrust Mortgage Corporation P. O. Box 11407 Birmingham, AL 35246-0021	Map 104-2 Parcel 158

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Jennifer Anne Boyd
Affiant

Subscribed and sworn to before me, this the 10th day of July, 1998.

Janette J. Lamer
Notary Public

My Comm. Expires: 9/15/99

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, John TeSelle and wife, Maria M. TeSelle, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Jennifer Anne Boyd, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the westerly half of Lot No. 26, on the Revised Map of West End Park, as of record in Book 421, page 82 and 83, Register's Office for said County.
>
> Said Part of Lot No. 26 fronts 50 feet on the northerly side of Bellwood Avenue and runs back 151.1 feet on the westerly line and 156 feet, more or less, on the easterly line to an alley, measuring 51.4 feet thereon.
>
> Being the same property conveyed to John TeSelle and wife, Maria M. TeSelle, by deed from Walter G. Perkins, Jr. and wife, Helen Jean Perkins, of record in Book 9811, page 77, said Register's Office.
>
> Said property is transferred subject to the following:
>
> 1. 1998 Metropolitan Government taxes.

This is improved property known as 3102 Bellwood Avenue, Nashville, Tennessee 37203.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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 our hand this 10th day of July, 1998.

John TeSelle

Maria M. TeSelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John TeSelle and Maria M. TeSelle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 9/18/99

0461064

IDENTIF. & REFERENCE

98 JUL 10 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2042 07/10 0101 03CHECK 725.10

392103.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11016 PAGE 89

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 193000.00
CON TX 714.10
PRFEE 1.00
MDEED 8.00
RFEE 2.00
TOTAL 725.10
CHECK 725.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/98 01 13:28 0001 2042

0461064
IDENTIF. # REFERENCE

98 JUL 10 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1317755