BOOK 11201 PAGE 272

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Alvin E. Boyd
Affiant

Sworn to and subscribed before me on this the 10th day of November, 1998.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 8-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
ALVIN E. BOYD
204 Wiley Street
Madison TN 37115

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 43-9-39.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, **ELVIS W. HUNT and wife, VALERIA V. HUNT,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ALVIN E. BOYD,** unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 50 of Block 'A' on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Elvis S. Hunt and wife, Valeria V. Hunt, by deed from Robert N. Mayberry and wife, Jennadean Mayberry and Roy G. Anderson and wife, Betty J. Anderson, of record in Book 7413, page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Wiley Street, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1998 Davidson County taxes will be paid at closing.

2) Plan of record in Plat Book 843, page 105, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, 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.

WITNESS our hands this the 10th day of November, 1998.

Elvis W. Hunt
ELVIS W. HUNT

Valeria V. Hunt
VALERIA V. HUNT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Elvis W. Hunt and Valeria V. Hunt, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 10th day of November, 1998.

Charles P. Cro
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: March 27, 1999

051542
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 8:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5939 11/12 0101 03CHECK 196-00

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 196.00
				CHECK 196.00
			11/12/98 01	08:28 0001 5939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

051 1542
IDENTIF. ✦ REFERENCE

98 NOV 12 AM 8:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371049