Box 10-B

BOOK 11321 PAGE 847

10-f

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

John W. Hutcherson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th (1st) DAY OF FEBRUARY, 1999.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 11/27/99

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. HUTCHERSON	**SAME**	**72-14-363**
(NAME)	(NAME)	
705 CAMPBELL ROAD		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARGORIE BOYD, ADMINISTRATRIX OF THE ESTATE OF CURRIE PORTER BOYD**, AND **MARGORIE BOYD, INDIVIDUALLY, AS SOLE HEIR AT LAW OF CURRIE PORTER BOYD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN W. HUTCHERSON,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 3 on the map of Belle Forest No. 3 (three), Section I as of record in Book 1130, page 74 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 front 60 feet on the northerly side of Straightway Avenue and runs back between parallel lines 147.5 feet to a dead line.

Being the same property conveyed to Currie P. Boyd by deed from William M. Simmons, of record in Book 9336, page 464, said Register's Office. The said Currie P. Boyd having since died. Currie P. Boyd and Currie Porter Boyd also being one and the same person.

By Order of Probate Case No. P-1154 in the Chancery Court for the Twenty-Eighth Judicial District at Brownsville, Haywood County, Tennessee, the property is subject to the debts of the deceased and a copy of said Order is of record in Book 11292, page 186, Register's Offfice for Davidson County, Tennessee. Also see Affidavit of Heirship being recorded simultaneously herewith.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved(X) property, known as **1709 STRAIGHTWAY AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 1ST (1st) PAC day of FEBRUARY, 1999.

Margorie Boyd, Administratrix of the Estate of Currie Porter Boyd

MARGORIE BOYD, ADMINISTRATRIX OF THE ESTATE OF CURRIE PORTER BOYD

Margorie Boyd As Sole Heir at Law of Currie P. Boyd

MARGORIE BOYD, AS SOLE HEIR AT LAW OF CURRIE PORTER BOYD

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 **Margorie Boyd in her capacity as Administratrix of the Estate of Currie Porter Boyd, and Margorie Boyd, individually, as sole heir at law of Currie Porter Boyd,** the bargainor(s), 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 at Nashville, Tennessee this 1ST day of **FEBRUARY, 1999.**

Commission expires: **November 27, 1999.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public

0451 02/02/99 0101 02CHECK 103.50

99FEB-2 PM 1:44

BILL GARNER
DAVIDSON COUNTY, TN.
I REGISTER

IDENTIF. & REFERENCE

054363

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11321 PAGE 849

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0543963
IDENTIF. & REFERENCE

99 FEB -2 PM 1:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

02/02/99 01 13:42 0001 0451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419803