Bd 11

BOOK 11466 PG. 480

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,759.080

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 th DAY OF 1999

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 24, 1999
(AFFIX SEAL)

RICHARD MANS ... DAVIDSON COUNTY, TE...

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lavan A. Strickland	NEW OWNER	81-11-258
(NAME)	(NAME)	
1713 16th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Heirs at Law of Flossie F. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lavan A. Strickland, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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, described as follows:

2327 05/04 0101 CHECK 100.39

Being the northerly one-half of Lot No. 347 in McGavock, Wetmore & Others Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is recorded in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said northerly one-half of Lot No. 347 fronts fifty (50) feet on the westerly side of Sixteenth Avenue, North, formerly Hendershott Street, and runs back between parallel lines one hundred and seventy (170) feet to an alley.

Being the same property conveyed to Alexander Boyd and wife, Flossie F. Boyd by deed from Elizabeth Watson of record in Book 2023, Page 594, Register's Office for said County, the Alexander Boyd having predeceased Flossie F. Boyd and the Flossie F. Boyd having since died.

This is not the principal residence of the grantors.

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

99 MAY -6 AM 10:42

05834467

unimproved ( )
This is improved (X) property, known as 1713 16th Avenue North Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and 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 26th day of April 1999

The Heirs at Law of Flossie F. Boyd

By: Fisher L. Boyd
Fisher L. Boyd

By: Sonja J. Canada
Sonja J. Canada

By: Curtis E. Boyd
Curtis E. Boyd

By: Thomas M. Boyd
Thomas M. Boyd

STATE OF Colorado
COUNTY OF Denver

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Curtis E. Boyd and Sonja J. Canada upon their oaths acknowledged themselves to be the heirs at law of Flossie F. Boyd and that themselves induvidually and as such heirs at law of Flossie F. Boyd, being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Curtis E. Boyd and Sonja J. Canada individually and as such heirs at law of Flossie F. Boyd.

Witness my hand and official seal at office at 2150 So Colo Blvd Denver Co on this the 26th day of April, 1999.

My Commission Expires: 7/10/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas M. Boyd and Fisher L. Boyd upon their oaths acknowledged themselves to be the heirs at law of Flossie F. Boyd and that themselves individually and as such heirs at law of Flossie F. Boyd, being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Thomas M. Boyd and Fisher L. Boyd individually and as such heirs at law of Flossie F. Boyd.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of April, 1999.

My Commission Expires: 7-24-99

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11466 PG. 452

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

05834467

IDENTIFICATION REFERENCE

99 MAY -6 AM 10:43

CAMT 24159.00
MOR TX 89.39
ERR CO
MOR TX 89.39-
CON TX 89.39
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 100.39
CHECK 100.39

05/06/99 03 10:46 0001 2327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457001