PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (ak) Title No: 41024
Dav. Co. File: Box 8

BOOK 11530 PG. 582

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert A. Moulthrop Mariann L. Yeager 2909 Parthenon Avenue Nashville, TN 37203	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 192-14-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marie C. Boyd, unmarried, Robert J. Boyd, Jr. and John Patrick Boyd, William J. Boyd,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. Moulthrop and spouse, Mariann L. Yeager,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Revised Map of West End Park, of record in Book 421, pages 82 & 83, Register's Office for said County.

SAID Lot No. 58 fronts 75 feet on the southeasterly margin of Parthenon Street and extends back between parallel lines 150 feet to an alley.

BEING the same property vested in Robert J. Boyd, Sr. Robert J. Boyd, Jr., John Patrick Boyd and William J. Boyd, as the surviving spouse and only heirs-at-law of Ina Petrone Boyd, deceased; said property having been conveyed to Mrs. Mame Petrone by deed from V.H. Allenbach and wife, Agnes Moore Allenbach of record in Book 1306, page 61, Register's Office for Davidson County, Tennessee, the said Mame Petrone having since died and by will entered in Will Book 92, page 91, in the Probate Court for Davidson County, Tennessee, having devised said property to Ina Boyd, who is one and the same person as Ina Petrone Boyd, who has since died intestate. By Quitclaim Deed of record in Book 5173, page 372, said Register's Office, a tenancy by the entirety was created in Robert J. Boyd, Sr., and wife, Marie C. Boyd. The said Robert J. Boyd has since died. By Quitclaim Deed of record in Book 7846, page 793, said Register's Office, subject property was conveyed to Marie C. Boyd, a widow, for her natural line and the remainder to Robert J. Boyd, Jr., John Patrick Boyd and William J. Boyd, equally as tenants in common.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan of record in Plat Book 421, Pages 82 & 83, said Register's Office.

This is improved property, known as: 2909 Parthenon Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

99 JUN 16 PM 1:39

REGISTER
DAVIDSON COUNTY, TN

0600545

REFERENCE

0542 06/16 0101 03CHECK 695.50

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 1999.

Marie C. Boyd
Marie C. Boyd

John Patrick Boyd
John Patrick Boyd

X William J. Boyd
William J. Boyd

X Robert J. Boyd, Jr.
Robert J. Boyd, Jr.

State of Tennessee
County of Davidson

On this 15th day of June, 1999, before me the undersigned authority, personally appeared **Marie C. Boyd** and **John Patrick Boyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Georgia
County of Gwinnett

On this 12 day of June, 1999, before me the undersigned authority, personally appeared **Robert J. Boyd, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X

Notary Public

My Commission Expires: _____

State of Georgia
County of Gwinnett

On this 12 day of June, 1999, before me the undersigned authority, personally appeared **William J. Boyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transaction is $185000.00.

Affiant

Sworn and subscribed before me on the 15th day of June, 1999.

Notary Public

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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

BOOK 11530 PG. 584

0600545

IDENTIFICATION & REFERENCE

99 JUN 16 PM 1:39

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

CAMT
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 695.50
CHECK 695.50

06/16/99 01 13:42 0001 0542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479141