0607262

File Box 29

IDENTIF. & REFERENCE

99 JUL -2 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11556 PAGE 24

Seller: BROWN
Order No.: 128308

Data ID: 09356
Job No.: 5593

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Charles S. Boyd
(Name)
201 Claytie Court
(Street Address or Route Number)
Nashville, TN 37221
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Cendant Mortgage Corporation
(Name)
P. O. Box 5455
(Street Address)
Mt. Laurel, NJ 08054
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to CHARLES S. BROWN AND CYD F. BROWN, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by CHARLES S. BOYD and wife, JANICE K. BOYD

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 141-15-D-109CO

unimproved ( )
This is improved (X) property, known as 201 CLAYTIE COURT NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address)
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

07/07/99 00:01 OSCHECK 742.25

Seller: BROWN
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Witness our hands this 14 day of May, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cyd F. Brown
CYD F. BROWN—Grantor

Charles S. Brown
CHARLES S. BROWN—Grantor

STATE OF Tennessee }
COUNTY OF Robertson }

Personally appeared before me, Charles S. Brown, a Notary Public in and for said County and State, CHARLES S. BROWN, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 1999.

My Commission Expires: February 28, 2000

Ann W. Mallam
Notary Public

STATE OF Tennessee }
COUNTY OF Robertson }

Personally appeared before me, Cyd F. Brown, a Notary Public in and for said County and State, CYD F. BROWN, the within named bargainor, with whom I am personally acquainted (or proven 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 14th day of May, 1999.

My Commission Expires: February 28, 2000

Ann W. Mallam
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 196,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Charles S. Brown
CHARLES S. BROWN—Grantor

Cyd F. Brown
CYD F. BROWN—Grantor

STATE OF Tennessee }
COUNTY OF Robertson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 14th day of May, 1999.

(Affix Seal)

My commission expires: February 28, 2000

Ann W. Mallam
Notary Public

Seller: BROWN
Order No.: 128308

Data ID: 09356

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE SHEFFIELD ON THE HARPETH, PHASE II, AS OF RECORD IN BOOK 6900, PAGES 410 AND 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED OF RECORD IN BOOK 8867, PAGE 334, AND RE-RECORDED IN BOOK 8834, PAGE 345, REGISTER'S OFFICE FOR SAID COUNTY.

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

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IDENTIF. & REFERENCE

99 JUL -2 PM 2:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11556 PAGE 27

CAMT
196500.00
CON TX 727.05
PRFEE 1.00
UCCFEE 12.00
CFEE 2.00
TOTAL 742.05
CHECK 742.05

07/02/99 01 14:22 0001 7725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486142