99 JUL -8 PM 2:39

00094493

THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY
315 WEST MAIN STREET, SUITE 112
HENDERSONVILLE, TN 37075
PREPARED FROM INFORMATION FURNISHED BY PARTIES

MAP 72-13 PARCEL 401
PARCEL 401

Name/Address of New Owner(s):
James O. Boyd, Jr.
2417 North 16th St.
Nashville, TN 37206

Send Tax Statements To:
SAME

Name of Mortgagee:
Frank L. Hastings
191 Bayshore Drive
Hendersonville, TN 37075

STATE OF TENNESSEE - COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $27,900.00.

James O. Boyd
Affiant

Subscribed and sworn to before me this 1 day of July, 1999.

My Commission Expires: 3-25-00

Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK L. HASTINGS and wife, BOBBIE SUE HASTINGS, hereby transfer and convey unto JAMES O. BOYD, JR., his heirs and assigns, the property described as follows:

0123 07/08 0101 03CHECK 114.23

Land in Davidson County, Tennessee, Being Lot No.13 on the map of G.A. Pickup's addition, as of record in Book 974, Page 43, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 50 feet on the westerly side of North 16th Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Frank L. Hastings by Quitclaim Deed from William E. Hawkins and Billie Ruth Hawkins, of record in Book 8815, Page 283, Register's Office for Davidson County, Tennessee.

Bobbie Sue Hastings, wife of Frank L. hastings, joins in this deed for the purpose of conveying all of her rights, title and interest she may have in the described property.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance.

1. 1999 County taxes a lien, but are not yet due and payable. These taxes will be paid by the Grantor.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 1 day of July, 1999.

FRANK L. HASTINGS

BOBBIE SUE HASTINGS

STATE OF TENNESSEE - COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County above, the within named Frank L. Hastings and Bobbie Sue Hastings, the bargainors, with whom I am personally acquainted (or proven to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of July, 1999.

Notary Public

My Commission Expires: [illegible], 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11564 PAGE 808

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

0609493

IDENTIFICATION & REFERENCE

99 JUL -3 PM 2:39

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CHRT	27500.00
CON TX	103.23
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	114.23
CHECK	114.23

07/08/99 01 14:41 0001 0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488487