Instr:200001240007742 Page: 1 OF 2
REC'D FOR REC 01/24/2000 1:35:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $184.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

00-2382

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,900.00

Affiant John Byron Boyd

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF January 2000

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Byron Boyd	Franklin American Mortgage Company	71-16
(NAME)	(NAME)	
912 Crockett Street	501 Corporate Centre Dr.	134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37207	Franklin, TN 37067	12 DA 44225
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Estate of Edna M. Denny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Byron Boyd, 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, being Lot No. 24 on the Map of Essex Place, not of record, and further described as follows:

According to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, said Lot No. 24 fronts 50 feet on the southerly side of Crockett Street and runs back between parallel lines, parallel with the 100 feet east of the easterly margin of Jewell Street, 150 feet to a dead line.

Being the same property conveyed to Bobby E. Denny and wife, Edna M. Denny, by deed of record in Book 5285, page 536, Register's Office for Davidson County, Tennessee. The said Bobby E. Denny having predeceased the said Edna M. Denny who died on November 27, 1999, and the said Edna M. Denny in her Last Will & Testament of record in Will Book 231, page 119, Probate Court for Davidson County, Tennessee, directed that her executor, Bobby T. Huff be authorized to convey any real property of the estate.

This is improved property known as 912 Crockett Street, Nashville, TN 37207

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 his hand this 20th day of January, 2000.

Estate of Edna M. Denny

Bobby T. Huff, Executor

00-2382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Bobby T. Huff and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the Executor and _____ respectively of the Estate of Edna M. Denny the within named bargainor, a corporation, and that (he / they) as such Executor and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bobby T. Huff as such Executor and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 20th day of January, 2000.

My commission expires 5/20/2002

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Bobby T. Huff, Executor for the Estate of Edna M. Denny the bargainor____, with whom I am personally acquainted, (or proved 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 Goodlettsville Tennessee, this 20th day of January, 2000.

My commission expires 5/20/2002

Notary Public Janis L. Duree

