Instr:20000218O0016364 Page: 1 OF 2
REC'D FOR REC 02/18/2000 9:11:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $325.60

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2000.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Melvin A. Boyd 3916 Banbury Drive Nashville TN 37207	New Owner	4110.032

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Betty L. Fentress, now Garner, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Melvin A. Boyd, hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 425 on the Plan of Bellshire Estates, Section B, of record in Book 11119, Page 291, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Fentress and wife, Betty L. Fentress by deed from Joe L. Wall and wife, Deborah L. Wall of record in Book 4705, Page 662, Register's Office for Davidson County, Tennessee. James M. Fentress conveyed his interest in subject property to Betty L. Fentress by Quitclaim Deed of record in Book 8746, Page 186, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not the marital residence of the grantor herein.

This property is improved property known as 3916 Banbury Drive, Nashville, Tennessee 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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of February, 2000.

Betty L. Fentress Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Betty L. Fentress Garner with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 8th day of February, 2000.



Jill C. Rosenberry
Notary Public

My Commission expires:
3-29-2000