Box 8(SR)

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103147

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

By: Claire Williams Trust, Edwin B. Peel, Jr., Co-Trustee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 16th DAY OF MARCH, 2000

NOTARY PUBLIC

My Commission expires: 10-25-2003

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Claire Williams Trust	New Owner At Same Address (NAME)	116-16-009
c/o Edwin B. Peel, Jr., CPA		
33 Music Square West, Suite 104A (ADDRESS)	(ADDRESS)	7DA-33325
Nashville, TN 37203-3285 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 247,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Edward Bush Boyd, joined by his spouse, Sara F. Boyd

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Edwin B. Peel, Jr. and Hilton B. Forcum, Co-Trustees of the Claire Williams Trust, with full powers to mortgage, sell, encumber, restrict**

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 16** on the plan of **Evergreen Heights**, as of record at **Plat Book 1835, page 19**, in the Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number*see derivation continuation below*, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit: **Restrictive Covenants** of record at Book 1049, page 546, Book 1788, page 425, and Book 1847, page 277; and the **plat** of record at Plat Book 1835, page 19, all said Register's Office.

*Being all the same property conveyed to Mira Lee Bush by deed dated 03-27-72 as of record at Book 4587, page 279, said Register's Office. The said Mira Lee Bush, having since died, devised this property to her daughter, Sarah B. Boyd (being one and the same person as Sarah Bush Boyd) by Will of record at Will Book 108, page 501, Probate Court Clerk's Office for Davidson County, Tennessee (see Rule No. 59276, Will probated 11-27-73, said Clerk's Office). The said Sarah Bush Boyd, having since died an unmarried person on 12-13-82 (her spouse having predeceased her on 06-0163), devised this property to her son, Edward Bush Boyd, by Will as of record at Will Book 141, page 713, said Clerk's Office (see Rule No. 72641, Will probated 01-25-83, said Clerk's Office).

See "possession-agreement" at the top of the next page.

** and/or convey without the requirement of the joinder of any beneficiary or trustor of said Trust.

S.F.B.

Instr:200003270030314 Page: 1 OF 2
REC'D FOR REC 03/27/2000 9:33:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $915.75

The Grantor and Grantee herein expressly understand and agree that the said Grantor has the right to possession, with full use and enjoyment as that term would apply to a lawfully vested lessee, until March 30, 2000, at 11:59.59 p.m. Should Grantor hold-over after that date, a default penalty shall be paid to Grantee at the rate of $100.00 per day from and including March 31, 2000 and through and including the actual day of vacancy.

~~unimproved~~)
This is improved (X) property, known as 4009 Dorcas Dr., Nashville, TN 37215
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of MARCH, ~~19~~ 2000.

Edward Bush Boyd

Edward Bush Boyd

Sara F. Boyd

Sara F. Boyd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of **DAVIDSON** }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edward Bush Boyd and wife Sara F. Boyd, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of MARCH, ~~19~~ 2000.

My Commission expires:
10-25-2003

Notary Public

GLENN CARTON, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public