PICK-UP

Davidson County DEEDWARR
Recvd: 11/02/00 11:41 2pgs
Fees:11.00 Taxes:13.14
20001102-0108841

WARRANTY DEED

Address New Owner is as follows:	Send Tax Bills to:	Map and Parcel Number
Phyllis Marie Boyd	Same	Map 81-03; Parcel 12
1733 Kellow Street		
Nashville, TN 37208		

For and in Consideration of the sum of **Three Thousand Five Hundred and Fifty ($3,550.00) Dollars** cash in hand paid by **Phyllis Marie Boyd** and other valuable considerations the receipt of all of which is hereby acknowledged, I, **James S. Hill,** a single man, have bargained and sold, and by these presents do transfer and convey unto the said **Phyllis Marie Boyd,** her heirs and assigns, a certain tract or parcel of land in "Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 85 in Buena Vista Addition, a plan of which is of record in Book 161, Page 119 RODC Tennessee.

Said Lot No. 85 fronts 50 feet on the south side of Kellow Street and runs back in a southerly direction, 150 feet to an alley, and being the same property conveyed to the ~~undersigned as~~ of record in book 4030, page 423, RODC Tennessee.

This is unimproved property.

To have and to Hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said, **Phyllis Marie Boyd**, her heirs and assigns, forever. And I do covenant with the said **James S. Hill**, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, **James S. Hill** do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said **Phyllis Marie Boyd**, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of **July, 2000.**

James S. Hill

James S. Hill

State of Tennessee }
County of Davidson }

Personally appeared before me, Valerie V. Owens a Notary Public in and for said County and State, James S. Hill, the within named bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of **July, 2000.**

Valerie V. Owens Notary Public

My Commission expires My Commission Expires SEPT. 23, 2000

VALERIE V. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

The actual consideration for this transfer is $3,550.00. Phyllis M Boyd

Affiant

State of Tennessee }
County of Davidson }

Personally appeared before me, Valerie V. Owens a Notary Public in and for said County and State, Phyllis Marie Boyd, the within named affaint , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of July, 2000.

Valerie V. Owens

My Commission expires My Commission Expires SEPT. 23, 2000 Notary Public

This Instrument prepaid by: V. H. Dixon, Jr., 1821 Jefferson Street, Nashville, TN 37208.