Davidson County DEEDWARR
Recvd: 02/06/01 14:16 2pgs
Fees:11.00 Taxes:545.75

20010206-0011728

WARRANTY DEED

H-FIRST-01-1083

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,600.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2001.

Notary Public

MY COMMISSION EXPIRES: 12-10-2003
(AFFIX SEAL)

DARLENE SHRUM NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa S. Boyd	1st Trust Bank for Savings	
653 West Old Hickory Blvd.	(NAME) 6525 Quail Hollow, Suite 300	042-11-0/063.00
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM RAY MALLARD AND THOMAS E. DANKO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERESA S. BOYD AND HUSBAND JEFFREY BOYD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 3 to 6, inclusive of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December 1973, as follows:

BEGINNING on the southerly margin of Old Hickory Boulevard, at a point 100 feet west of the northwest corner of the property conveyed to Jesse M. Curtis by deed from Cumberland Development Company, of record in Book 1133, page 347, Register's Office for said County, being the corner of Lots Nos. 6 & 7; thence with the line between said two lots, southwardly 248.8 feet to the ocrner of Lots Nos. 2 & 3, thence with the line between said two lots, northwardly 229.2 feet to the southerly margin of Old Hickory Boulevard; thence with the same, eastwardly 102 feet to the beginning.

INCLUDING, but not limited to easements of record in Book 5186, page 595, and Book 5613, page 278, Register's Office for Davidson County, Tennessee.

This is the same legal description as previous deed.

Being the same property conveyed to William R. Mallard and Thomas E. Danko, by deed from the heirs at law of Nellie M. Rice, of record in Book 8398, Page 779, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 653 West Old Hickory Blvd., Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 my/our hand(s) this 31st day of January, 2001.

William Ray Mallard

Thomas E. Danko

DARLENE SHRUM NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named William

Ray Mallard and Thomas E. Danko, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of January, 2001.

My Commission Expires: 12-10-2003

Darlene Short
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of January, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138