BOOK 15

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42115
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/16/01 16:23 2pgs
Fees:11.00 Taxes:2738.00
20010416-0036974

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles R. Boyd Susan H. Boyd 85 Altentann Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 158-04-A-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 740,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Drake, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles R. Boyd and spouse, Susan H. Boyd,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Otter Wood Revised, Section One of record in Plat Book 6900, Page 590, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel W. Drake and wife, Heidi Drake by deed from Kenneth W. Jones and wife, Catherine C. Jones of record in Book 9616, Page 181, Register's Office for said County. By Quitclaim Deed of record in Book 9775, Page 42, said Register's Office, subject property was conveyed to Daniel W. Drake.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Covenants, Conditions and Restrictions of record in Book 7260, Page 483, Book 8762, Page 199, said Register's Office; The Plan of record in Plat Book 6900, Page 590, Register's Office, shows an owner's certificate, and a 20 foot easement for public utility and drainage purposes along the northwesterly rear portion of said lot; And a 10 foot nature trail and utility easement along the easterly line of said lot; And a 10 foot easement for public utilities along the rear and southerly front line of said lot; Grant of Easement for maintenance of a stone retaining wall of record in Book 11111, Page 323, said Register's Office.

Heidi Drake, spouse of Daniel W. Drake, joins in conveying any interest she might have in the subject property.

This is improved property, known as: 85 Altentann, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of March, 2001.

Daniel W. Drake

Heidi Drake

State of Tennessee
County of Davidson

On this 20th day of March, 2001, before me the undersigned authority, personally appeared **Daniel W. Drake and Heidi Drake**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 740,000.00

Affiant

Sworn and subscribed before me on the 20th day of March, 2001.

My Commission Expires: 4/22/04

Notary Public

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN