Davidson County DEEDWARR
Recvd: 05/18/01 08:11 3pgs
Fees:15.00 Taxes:148.00

20010518-0051446

STATE OF TENNESSEE 2001-142B
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE THE 2nd DAY OF May, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/25/03

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Edward Ray Boyd	Edward H. Boyd	p/o 171 09
(NAME)	(NAME)	
2195 Leeville Pike	4118 Maxwell Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37090	Antioch, TN 37013	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Edward H. Boyd

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward Ray Boyd, a married man

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

This is improved property known as 12605 Old Hickory Blvd., Antioch, TN 37013

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 his hand this 2nd day of May, 2001.

Edward H. Boyd

2001-142B

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, GLORIA C. CHAPMAN, a Notary Public in and for said County and State, the within named EDWARD H. Boyd

Edward H. Boyd

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2001.

My commission expires 3/26/2005

Gloria C. Chapman
Notary Public

Exhibit "A"

Land in Davidson County and being more particularly described as follows;

BEGINNING at an iron rod being a common corner with the CNF Properties, Inc. property as of record in Deed Book 10319, Page 614, R.O.D.C. and being on the southern right of way of Old Hickory Boulevard;

Thence with the CNF Properties, Inc. property line and generally following fence line, S 09 deg. 00" 28" W, 630.59 feet to an iron rod;

Thence S 20 deg 20' 04" W, 263.89 feet to an iron rod;

Thence N 77 deg 36' 48" W, 182.98 feet to an iron rod;

Thence N 82 deg. 00' 04" W, 417.85 feet to a point;

Thence leaving said property, N 09 deg. 59' 36" E, 596.19 feet to an iron rod and being a common corner with the Mosley property as of record in Deed Book 3817, Page 15, R.O.D.C.;

Thence with the Mosley property line and following a fence line, S 74 deg. 39' 53" E, 204.72 feet to an iron rod;

Thence N 10 deg. 14' 43" E, 217.71 feet to an iron rod and being a common corner with the Tennessee Telephone Company property as of record in Deed Book 9923, Page 327, R.O.D.C.;

Thence with the Tennessee Telephone company property line and following a fence line, S 69 deg. 13' 59" E, 104.67 feet to an iron rod;

Thence N 10 deg. 00' 23" E, 184.76 feet to an iron rod and being on the southern right of way of Old Hickory Boulevard;

Thence with said right of way, S 69 deg. 10' 13" E, 335.26 feet to the POINT OF BEGINNING and containing therein 11.51+\- acres.

Included in this property exists a 20 foot Sanitary Sewer Easement that follows 10 feet either side of an 8 inch sanitary sewer line.

Being the same property conveyed to Edward H. Boyd by deed from Star Investments, A General Partnership of record in Instr. No. 200003070022991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback line of record.

This instrument is prepared by information furnished by the parties and the preparor as relied solely upon that information.