Return to:
CASTLEMAN TITLE & ESCROW, INC.
[illegible] Suite 112
[illegible] TN 37072

Davidson County DEEDWARR
Recvd: 08/08/01 11:50 2pgs
Fees:13.00 Taxes:333.00

20010808-0085299

47

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40129**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 90,000.00.**

x Van M. Richmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **6th DAY OF AUGUST, 2001.**

Notary Public

MY COMMISSION EXPIRES: 10-25-03

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
VAN M. RICHMOND et ux **1014 Due West Avenue, North** **Madison, Tennessee 37115**	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	**51-1-7** **11D 7315**

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 **I, BENLYNN K. BOYLE, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAN M. RICHMOND and wife, MARY RICHMOND**

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 13 on the map of Due West Valley Acres, not of record, and described according to a survey of John Kohl, dated December 2, 1968 as follows:

Beginning at a point in the northerly margin of New Due West Avenue, said point being located 1905.97 feet east of the intersection of the northerly margin of New Due West Avenue and the easterly margin of Dickerson Road; thence northwardly 588.7 feet, more or less, to a point; thence eastwardly 50 feet to a point; thence southwardly 592.95 feet to a point at the northerly margin of New Due West Avenue; thence with the said margin westerly 50 feet to the point of beginning.

Being the same property conveyed to Benlynn K. Boyle by deed from Aubrey Hiam and wife, Denise R. Hiam of record in Book 9718, page 430, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as **1014 Due West Avenue, North, Madison, Tennessee 37115**
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 HAND THIS 6TH DAY OF AUGUST, 2001.

Benlynn K Boyle
BENLYNN K. BOYLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BENLYNN K. BOYLE, UNMARRIED the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6TH day of August, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires MAY 26 2002