WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2001

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

DAVIDSON COUNTY TENN. NOTARY PUBLIC TRACEY ARMSTRONG AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/22/01 10:58 2pgs
Fees:13.00 Taxes:314.50

20011022-0114724

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Snorton Jr.	Union Planters Bank, N.A.	Map 83
(NAME) 2663 Barclay Drive	(NAME) 3100 West End Ave, Suite 530	Group 16
(ADDRESS) Nashvill, TN 37206	(ADDRESS) Nashville Tennessee 37203	Parcel 48
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Nelson D. Boyd and Wife, Marie Y. Boyd ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marvin Snorton Jr., An Unmarried Person ,

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:

Being Lot No. 238 on the Plan of Section Three Addition One Fortland Park, as of record in Plat Book 3106, Page 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nelson D. Boyd and Wife, Marie Y. Boyd by deed from William L. Drennon and wife Shirley Ann Drennon of record in Deed Book 5049, page 472, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2997, Page 394; Book 3345, Page 344; Book 3372, Page 282 and Book 3431, Page 103, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2663 Barclay Drive, Nashvill, TN 37206

(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 17th day of October, 2001.

Nelson D. Boyd

Marie Y. Boyd

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nelson D. Boyd and Wife, Marie Y. Boyd the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/17/2001

My Commission Expire: 3/23/03

TRACEY TRUMBO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

File Number2110013

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122