WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Michael L. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2002.

Tracy L. Love
Notary Public

MY COMMISSION EXPIRES: May 29, 2002

(AFFIX SEAL)

TRACY L. LOVE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1514 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Boyd	Michael L. Boyd	082-08-0-120.00
(NAME)	(NAME)	
905 West Eastland Avenue	905 West Eastland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37206	
(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, Estate of Jessie M. Wood, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Boyd and wife, Julia Y. Boyd, 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, in the 27th Ward of the City of Nashville, Tennessee, and described partially according to a survey made by Geo. W. Watkins, Surveyor, April 10, 1952, as follows:

Beginning at a point in the northerly margin of West Eastland Avenue, formerly Cleveland Street, 60 feet west of the southwest corner of Lot No. 14 on the Plan of the Richmond Subdivision of record in Book 974, page 19, Register's Office for said County; thence north 4 deg. 10 min. east 270.5 feet to a point; thence north 86 deg. 45 min. west 50 feet to a point, the northeast corner of the property conveyed to S.D. Harrison, by deed of record in Book 2443, page 577, said Register's Office; thence along Harrison's easterly line south 4 deg. 10 min. west 270.5 feet to a point in the northerly margin of West Eastland Avenue; thence with the margin of the same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Heirs of Jesse M. Wood, by Will from Jessie M. Wood in the file 01P-950, Probate Clerk's Office of Davidson County, Tennessee, and Deed to Jessie Stewart Woods of record in Book 3844, page 926, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 905 West Eastland Avenue, Nashville, 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 hand this 15th day of April, 2002.

The Estate of Jesse M. Wood

By: Albert E. Lanier
Albert E. Lanier, Executor

Davidson County DEEDWARR
Recvd: 05/16/02 08:14 2pgs
Fees:13.00 Taxes:173.90

20020516-0059966

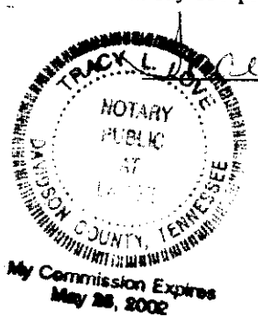
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of April, 2002, before me personally appeared Albert E. Lanier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the Estate of Jesse M. Wood, and who acknowledged that he executed the within named instrument as his free act and deed on behalf of the Estate of Jesse M. Wood in his capacity as the Executor for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2002.

Commission expires:



Notary Public