Davidson County DEEDWARR
Recvd: 06/24/02 13:00 2pgs
Fees:13.00 Taxes:160.95

20020624-0075601

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41003**

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 43,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 **DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

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

ADDRESS OF NEW OWNER AS FOLLOWS :
PETER SHOCKEY and
STOWE SHOCKEY
4805 Bethesda Road
Thompsons Station, TN 37179

SEND TAX BILLS TO:
SAME

MAP-PARCEL
71-8-209

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, TONY W. BOYD and wife, LAURA BOYD**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER SHOCKEY and wife, STOWE SHOCKEY**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Joywood Heights, Section I, as of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 80 fronts 60 feet on the northerly side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Tony W. Boyd, a single person, by Quitclaim Deed from Deborah C. Boyd, a single person, of record in Book 8417, page 394, Register's Office for Davidson County, Tennessee and being the same property conveyed to Tony W. Boyd, et ux, Deborah C. Boyd by deed from Jewell D. Boyd and Alice Ann Rose Boyd, dated August 4, 1986, recorded March 2, 1987, Book 7153, page 153, Register's Office for Davidson County, Tennessee. The said Tony W. Boyd having since married Laura Boyd and she joins in this conveyance for the purpose conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **535 Wesley Avenue, Nashville, Tennessee 37208**
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 OUR HANDS THIS 19th DAY OF JUNE, 2002.

Tony W. Boyd
TONY W. BOYD

Laura Boyd
LAURA BOYD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 12TH day of June, 2002, before me personally appeared TONY W. BOYD and wife, LAURA BOYD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.