PREPARED BY
Return → ROBERT W. RUTHERFORD NASHVILLE, TN 37201
Suite 400, WASHINGTON Square
214 SECOND AV. NORTH

ADDRESS OF NEW OWNER
Walter C. Boyd, et ux
8351 Collins Road
Nashville, TN 37221

SEND TAX BILLS TO:
Owner

MAP PARCEL NO:
155000 5701
/5705

**Quitclaim Deed**

***FOR AND IN CONSIDERATION*** of the sum of one ($1.00) dollar, cash in hand paid, and other good and valuable considerations, and for the purpose of making a re-conveyance to create a fee simple estate and to clarify and establish the name and identity of the owner of the subject property, We, **Walter C. Boyd and wife, Ann Boyd,**, by these presents do hereby quitclaim, transfer and convey unto **Robert W. Rutherford**, Trustee, her successors and assigns, all of our right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

Tract 1:

A parcel of land in the 9th civil District of said County and State, being a portion of a tract of record in Book 2396, Page 169, Register's Office for said County; surveyed in October 1964 by S.H. Hutchison as follows:

Beginning at a stake by an elm tree, the southeast corner of a 10.06 acre tract owned by W.C.Boyd; thence South 3 degrees West 327 feet to an iron stake owned by a corner fence post on the South side of a 15 foot road, E.J. Moss Northeast; thence with the Moss line, North 88 degrees West 398 feet to a stake in said line; thence leaving the Moss line going North 3 degrees East 336 feet to a stake, the Southwest corner of W.C. Boyd's 10.06 acre tract; thence with South line of said tract South 86 degrees 30 minutes East 398 feet to the point of beginning, containing 3.05 acres, being the same more or less.

The above includes, but excludes a 15 foot road along the south margin leading to and from other land owned by Ida Boyd; being part of the real property conveyed to Ida C. Boyd by deed from Walter C. Crafton, et al, of record in Book 2396, Page 169, said Register's office.

Being the same property conveyed to W.C. Boyd and wife, Ann Boyd on November 2, 1964 by deed of record in Book 3831, Page 878, Register's Office for said County.

Tract 2:

Land in the 9th, formerly the 14th, Civil District of said County and State described according to a survey made by S.H. Hutchison, December 3, 1962, as follows:

Beginning at a point in the center of Collins Road at the northwest corner of the property conveyed to R. W. Dority and wife, by deed from P.M. Chaffin and wife, of record in Book 2604, Page 605, Register's Office for said County thence with Dority's westerly line and continuing with the westerly lines of the tracts of land conveyed to Gilbert M. Irwin, Jr. and wife, C.M. Johnson and wife, and L. Hudson Todd, et al, by deeds from P.M. Chaffin and wife, of record in Book 3254, Page 466; Book 2862, Page 287 and Book 2805, Page 514, said Register's Offices, respectively, South 3 degrees West 1158 feet to a stake at an elm tree; thence North 86 degrees 30 minutes West 398 feet to a stake; thence north 3 degrees East 1158 feet to stake in the center of Collins Road; thence with the center of Collins Road, South 86 degrees 30 minutes East 398 feet to the beginning, containing 10.6 acres, more or less.

Being the same property conveyed to Walter C. Boyd on December 17, 1962 by deed of record in Book 3466, Page 541, Register's Office for said County.

And now, I, the said **Robert W. Rutherford, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Walter C. Boyd and wife, Ann Boyd**, in fee simple, and their respective heirs and assigns, the same property conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as appears of record in the Register's Office of Davidson County, Tennessee, **LESS AND EXCEPT that property conveyed to Sandra Ann Custode on April 11, 1997 by deed of record in Deed Book 10414, Page 108, Register s Office for said County.**

Davidson County DEEDQC
Recvd: 08/16/02 10:51 2pgs
Fees:17.00 Taxes:0.00
20020816-0099296

In Witness Whereof we have hereunto set our hands this 14 day of June, 2002.

Walter C. Boyd

Ann Boyd

Robert W. Rutherford, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Kimberly R. Parker~~ Dorislynn McGee, the undersigned, a Notary Public in and for said State and County, Walter C. Boyd and Ann Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14 day of June, 2002.

Notary Public
My commission expires: 10/25/03

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Kimberly R. Parker~~ Maxine Q. Sims the undersigned, a Notary Public in and for said State and County, Robert W. Rutherford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20 day of June, 2002.

Notary Public

My commission expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual value or consideration, whichever is greater, for this transfer is $0.00

Sworn to and subscribed before me this 20 day of June, 2002.

Notary Public

My commission expires: 9/28/02

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2002.

Deputy Register