This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/16/02 10:52 3pgs
Fees:17.00 Taxes:0.00
20020816-0099297

**ADDRESS NEW OWNER:**
Barry T. Boyd, et ux, Nancy Boyd
4731 KALAMATH DR
OLD HICKORY, TN 37138

**SEND TAX BILLS TO:**
Owner

Tax Map : P/O #155 05701 & #155 05705

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Love and Affection, the receipt and sufficiency of which is hereby acknowledged, We, **Walter C. Boyd and wife, Ann Boyd,** hereinafter called the **Grantors**, do hereby convey unto **Barry T. Boyd and wife, Nancy Boyd**, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being a 5.01 more or less acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee and being a portion of the property conveyed to Walter C. Boyd and wife, Ann Boyd by Quitclaim Deed recorded in the Register's Office for Davidson County, Tennessee as Instrument No 20020816-0099296 and further described as follows:

Beginning at an iron pin set at the most southeasterly corner of the Sandra Ann Boyd Custode Property of record in Deed Book 10414, Page 108, Register's Office for Davidson County, Tennessee, said iron pin being in the northerly line of Lot 15 on the Plan of McCrory Heights, of record in Plat Book 9700, Page 149, said Register's Office; said point also lying 12.7 feet, more or less from the easterly margin of Spring Ridge Drive at its northerly terminus:

Thence with the easterly line of said Custode Property, North 03 degrees 26 minutes 24 seconds East a distance of 1030.06 feet to an iron pin found at the most southeasterly corner of Lot 1 on the plan of the W.C. Boyd Property, of record in Plat Book 6050, Page 444, said Register's Office; thence with the easterly line of said Lot 1, W.C. Boyd Property, North 02 degrees 02 minutes 37 seconds East a distance of 151.18 feet to an iron pin set; thence with a new line, severing said Walter C. Boyd Property, South 87 degrees 57 minutes 23 seconds east a distance of 184.18 feet to an iron pin set in the westerly line of the John H. Greer Property of record in Deed Book 2380, Page 633, Register's Office for said County; thence with the westerly line of said Greer Property, South 03 degrees 10 minutes 33 seconds West a distance of 129.84 feet to an iron pin (old); thence with the westerly line of the Henry H. Russell Property of record in Deed Book 3280, Page 621, said Register's Office, South 02 degrees 53 minutes 49 seconds West a distance of 150.21 feet to an iron pipe (old); thence with the westerly line of the Bennett M. Baldwin Property of record in Deed Book 5723, Page 76, said Register's Office, South 03 degrees 10 minutes 23 seconds West a distance of 522.66 feet to an iron

pin (old); thence with the westerly line of the plan of STonemeade, Section Two of record in Plat Book 7900, Page 525, said Register's Office, South 03 degrees 02 minutes 49 seconds West a distance of 385.87 feet to an iron pin (old); thence with the northerly line of the aforesaid Lot 15, McCrory Heights, North 85 degrees 40 minutes 59 seconds West a distance of 187.57 feet to the point of beginning, containing 218,235 square feet or 5.01 acres, more or less, according to survey prepared by Anderson-Delk & Associates, Inc.

Being the same property conveyed to Grantors by deed recorded simultaneously herewith in 20020816-0099296 said Register's Office.

**This is unimproved property, Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER CONVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seals this 14 day of June, 2002.

W. C. Boyd
Walter C. Boyd

Ann R. Boyd
Ann Boyd

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Walter C. Boyd and Ann Boyd, known to me to be the persons whose names are subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

**SUBSCRIBED AND SWORN TO BEFORE ME** this 14 day of June, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: My Commission Expires OCT. 25, 2003

DORISLYNN McGEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00/Love + Affection

Walter E. Boyd & Ann R Boyd
Affiant

Sworn and subscribed before me on 14 June, 2002.

Notary Public

My Commission Expires: 10/25/03

DAVIDSON COUNTY, TENN. DORISLYNN McGEE NOTARY PUBLIC AT LARGE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 50.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16 DAY OF August 2002
Deputy Register