Davidson County DEEDWARR
Recvd: 06/20/03 13:53 2pgs
Fees:13.00 Taxes:277.50

20030620-0085743

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42144

WARRANTY DEED

ALVIN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

William A. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2003

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Boyd	SAME	82-9-186
~~160 Queens Lane~~ 73 WHITE BRIDGE	ROAD, SUITE 103-156	
Nashville, TN, ~~37218~~ 37205		

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, I/WE,

Barbara Swindle, A Widow

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

William A. 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:

TRACT NO. 3:

Being the southerly 53 feet 2 inches of Lot No. 28 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, page 606 to 609, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 53 feet 2 inches on the easterly side of 4th Avenue, North, formerly Cherry Street, and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to Barbara Swindle, a widow, by Quitclaim Deed from James M. George, an unmarried man, of record in Book 10157, page 138, Register's Office for Davidson County, Tennessee and being the same property conveyed to James M. George of record in Book 10157, page 137, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1324 4th Avenue, North, Nashville, TN 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 my/our hand(s) this 18th day of June, 2003

Barbara Swindle by Attorney in Fact
Barbara Swindle

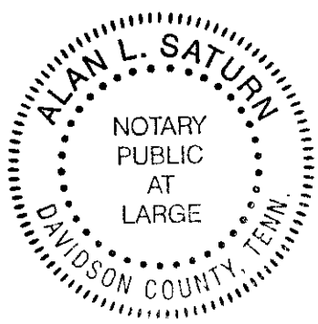
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of June, 2003, personally appeared David J. King to me known to be the person who executed the foregoing instrument on behalf of Barbara M. Swindle as her Attorney in Fact, and acknowledged that David J. King executed the same as the free act and deed of the said Barbara M. Swindle, as though she had personally acted.

Witness my hand and official seal this 18th day of June, 2003.

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006