This Form furnished by Metropolitan Codes Administration

Davidson County DEEDQC
Recvd: 01/16/04 09:31 2pgs
Fees:12.00 Taxes:0.00
20040116-0006649

FROM

Stephen Clark Boyd

TO

Sandra Ann Boyd Custode

PICK-UP

QUITCLAIM DEED

Property Owner	**Mortgagee**	**Map/Parcel**
Stephen Clark Boyd **1604 Forrest Avenue** **Nashville, TN 37206**	**Sandra Ann Boyd Custode** **8249 Spring Ridge Drive** **Nashville, TN 37221**	

State of Tennessee

County of Davidson

The actual consideration of value, whichever is greater for this transfer is $ 1.00. I, [redacted] (Sandra Ann Boyd Custode), affiant subscribed and sworn to before this, the 7th day of January, 2004.

Notary

My commission expires: 1/29/05

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate, Stephen Clark Boyd, by these presents do hereby quitclaim and convey until Sandra Ann Boyd Custode, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Being a tract of land as shown on Property Map 155, Parcel 266 Assessor's Office and lying off Collins Road in Davidson County, Nashville, Tennessee. Bounded in general by Fred W. Boyd (Life estate) on the north: Sandra Ann Boyd Custode, on the east: Lot 16 of McCrory Heights 1st Revision on the South: Stephen C. Boyd remainder on the west, More particularly described as follows:

Beginning at an existing iron pin, at a fence corner, the southwest corner of Sandra Ann Boyd Custode (Ref. Deedbook 10414 Page 108 R. O. D. C.) in the north line of Lot 16 of the McCrory Heights Subdivision 1st Revision (Ref. Platbook 9700 Page 162 R. O. D. C.); thence leaving Sandra Boyd Custode and with the north line said Lot 16, N82^07'59"W 117.83' to an iron pin set 5' south of a meandering fence; thence leaving Lot 16 and with a new line N08^05'55"E 739.40' to an iron pin set in the south line of Fred W. Boyd (Life estate) (Ref. Deedbook 10627 Page 317 R. O. D. C.; thence with Fred W Boyd's south line S82^07'59"E 117.83' to an existing iron pin, Fred W. Boyd's southeast corner in the west line of the aforementioned Sandra Ann Boyd Custode; thence leaving Fred W. Boyd and with Sandra Ann Boyd Custode's west line S08^05''55"W 739.40' to the point of beginning, containing 2.00 acres, more or less, and being a portion of Stephen Clark Boyd's property as recorded in Deedbook 9924 Page 850 Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 on December 2, 2003 from a previous survey dated October 13, 1995.

The above tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

This is unimproved/approved property, known as Collins Road, Nashville, TN, Davidson County.

And now, I, the said Stephen Clark Boyd, Trustee, for the express purpose of carrying out the intent of this conveyance, as above and set out, do hereby quitclaim and convey until Sandra Ann Boyd, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th **day of** January, **2004.**

Sandra Ann Boyd Custode

Stephen Boyd

Trustee

STATE of TENNESSEE
COUNTY OIF DAVIDSON

Personally appeared before me, Linda J. Borum, a Notary Public in and for said County and State, the within named, Stephen Boyd the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Davidson County, Tennessee this 12th day of January, 2004.

Linda J. Borum, Notary My commission expires 1/29/05

STATE of TENNESSEE
COUNTY OIF DAVIDSON

Personally appeared before me, Linda J. Borum a Notary Public in and for said County and State, the within named, Sandra Ann Boyd Custode, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Davidson County, Tennessee this 12th day of January, 2004.

Linda J. Borum, Notary My commission expires 1/29/05