BOOK 7835 PAGE 178 WARRANTY DEED Tax Book

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary W. Boykin & wife, Vicky	Independence One Mortgage Corp.	Map 86-14-A
L. Boykin (NAME) 216 Thistle Ln	P.O. Box 5076 (NAME)	Parcel 216
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Southfield, Michigan 48086-5076	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, Linda F. Heflin, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Boykin and wife, Vicky L. Boykin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 216 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, page 300, Register's Office for said County, to which reference is here made for a more complete legal description.

Being the same property conveyed to Linda F. Heflin by Warranty Deed from Cathy J. Hicks (now Pruitt) and husband, John M. Pruitt, of record in Book 7222, page 584, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 6858, page 318, as re-recorded in Book 6871, page 238, and assigned in Book 7603, page 228, said Register's Office, payable to Independence One Mortgage Corporation.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.
2. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Hermitage Meadows Subdivision, a Condominium, and the By-Laws appended thereto, of record in Book 6034, page 365, said Register's Office, said By-Laws being amended of record in Book 7660, page 612, said Register's Office.
3. Easement for installing and repairing sewer and water mains, of record in Book 6716, page 815, said Register's Office.
4. All matters as shown on the Plan of record in Book 6250, page 300, said Register's Office.
5. Rights of others in and to the common elements.
6. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 216 Thistle Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 hand this 5th day of May, 19 89

Linda F. Heflin

Linda F. Heflin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda F. Heflin, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 1989.

Commission Expires: 3/27/93

Carol R. Kloes
Notary Public

STATE OF)
COUNTY OF)

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Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

3684 05/05 0101 03CHECK 194.60

30892

WARRANTY DEED

FROM

Linda F. Heflin, an unmarried person

TO

Gary W. Boykin and wife, Vicky L. Boykin

IDENTIFICATION

MAY 5 3 12 PM '89

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

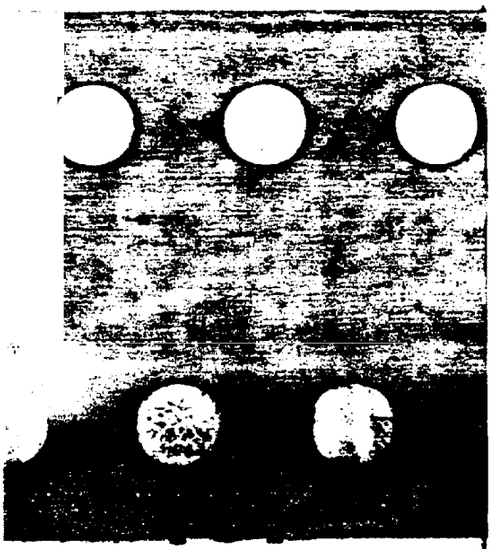
The actual consideration or value, whichever is greater, for this conveyance is $ 57,037.58

Subscribed and sworn to before me this 5th day of May, 1989.

My Commission Expires: 3/27/93

Carol R. Kloes
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7835 PAGE 180

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	57037.58
CON TX	188.10
PRFEE	0.50
WDEED	6.00
TOTAL	194.60
CHECK	194.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13 0001 3681

308892

IDENTIFICATION REFERENCE

MAY 5 3 12 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 207139