This Instrument Prepared Without Title Search, From Documents and Information Provided By the Parties, By:
**JOHN T. GWIN, ATTORNEY AT LAW**
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
DARREN T. BONEE' and wife, TRACEY L. BONEE'
414 Westfield Drive
Nashville, TN 37221

**SEND TAX BILLS:**
*Mortgagee*

**MORTGAGEE:**
Banc Boston Mortgage Corporation
P.O. Box 44090
Jacksonville, Florida 32231

**MAP AND PARCEL:**
Map 128-13A
Parcel 414
FB # 09D-79646

**WARRANTY DEED** BOOK 7899 PAGE 527

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JAMES M. CROWSON and wife, MARTHA C. CROWSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DARREN T. BONEE' and wife, TRACEY L. BONEE'**, 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:

> BEING Apartment Unit No. 414 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to James M. Crowson and wife, Martha C. Crowson by deed from George Gianikas, Trustee with full power to transfer, convey and encumber without joinder of any beneficiary dated August 13, 1987, as of record in Book 7325, page 821, Register's Office for Davidson County, Tennessee.

This is improved property known as Apartment Unit 414, Westfield Condominiums, Nashville, Tennessee.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6250, page 590, revised in Book 6250, page 748 and further described in Book 6831, page 982, Register's office for Davidson County, Tennessee; and further subject to a Master Deed of record in Book 6678, page 771, amended in Book

6736, page 110, and Book 6831, page 982, said Register's Office; also further subject to the Charter of Westfield Condominiums Homeowner's Association, as amended in Book 6746, page 677 and the By-Laws and Rules and Regulations of said corporation, said Register's Office.



As a portion of the consideration for this conveyance, as evidenced by Grantees' acceptance of this deed, Grantees herein assume and promise to pay as due, and Grantees agree to indemnify and hold Grantors harmless from any liability associated with, the existing first mortgage indebtedness owed to Commerce Union Bank which mortgage indebtedness is evidenced by an instrument of record in Trust Deed Book 7325, page 824, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantees, as is the hazard insurance. Taxes for 1989 have been settled between the parties in escrow, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DARREN T. BONEE' and wife, TRACEY L. BONEE', their heirs and assigns, forever; and we, JAMES M. CROWSON and wife, MARTHA C. CROWSON 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of July, 1989.

James M. Crowson
JAMES M. CROWSON

Martha C. Crowson
MARTHA C. CROWSON

STATE OF TENNESSEE)
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES M. CROWSON and wife, MARTHA C. CROWSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1989.

Teresa L. Stowell
NOTARY PUBLIC

My Commission Expires: Jan. 11, 1992

TERESA L. STOWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $ 72,794.66 .

Karen T. Bones
AFFIANT

Subscribed and sworn to before me this 27th day of July, 1989.

Teresa L. Tidwell
NOTARY PUBLIC
My Commission Expires: Jan. 11, 1992

NOTARY PUBLIC DAVIDSON COUNTY TENN

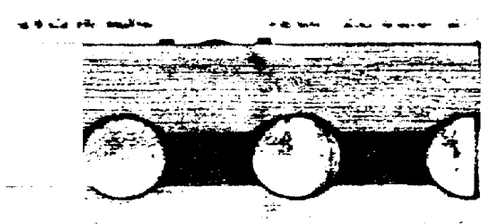
BOOK 7899 PAGE 529

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Jul 28 11 09 AM '89

RUSH



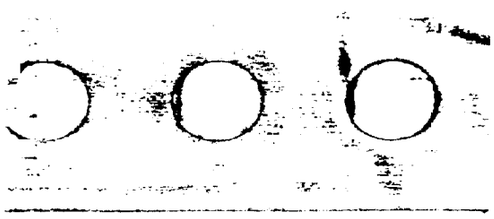
**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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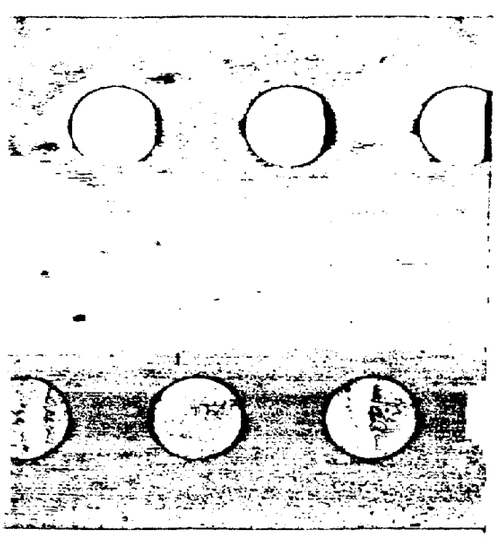


| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 72794.66
CON TX 240.24
PRFEE 1.00
WDEED 9.00
TOTAL 250.24
CHECK 250.24

07/28/89 01 11:11 0001 9888



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3066

IDENTIFICATION REFERENCE

Jul 28 11 09 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 233498