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, Tennessee 37122

Mail

ADDRESS NEW OWNER:
WILLIAM F. SHAW and wife, DEANN SHAW
414 Westfield Drive
Nashville, Tennessee 37221

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
BancBoston Mortgage Corporation
PO BOX 44090
Jacksonville, Florida 32231

MAP AND PARCEL:
Map 128-13A
Parcel 414
FBN 09D-79646

WARRANTY DEED

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, **DARREN T. BONEE' and wife, TRACEY L. BONEE'**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM F. SHAW and wife, DEANN SHAW**, 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 Condomimiums 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 Darren T. Bonee' and wife, Tracey L. Bonee' by deed from James M. Crowson and wife, Martha C. Crowson, as of record in Book 7899, page 527, Register's Office for Davidson County, Tennessee.

This is improved property known as _____ _____, 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 in Book 6831, page 982, said Register's Office; also further subject to the Charter of Westfield Condomimiums Homeowner's Association, as amended in Book 6746, page 677, and the By-Laws and Rules and Regulations of said corporation, all as of record in the Register's Office for Davidson County, Tennessee.

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, which mortgage indebtedness is evidenced by an instrument of record in Book 7325, page 824, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantees.

Real property taxes for 1989 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM F. SHAW and wife, DEANN SHAW, their heirs and assigns, forever; and we, DARREN T. BONEE' and wife, TRACEY L. BONEE' 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 17± day of November, 1989.

Darren T. Bonee' — DARREN T. BONEE'

Tracey L. Bonee' — TRACEY L. BONEE'

BOOK 7987 PAGE 713

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DARREN T. BONEE' and wife, TRACEY L. BONEE'**, 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 Mt. Juliet, Tennessee, this the 17th day of November, 1989.

NOTARY PUBLIC

JOHN T. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-6-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00 .

AFFIANT

Subscribed and sworn to before me
this 20th day of November, 1989.

NOTARY PUBLIC
My Commission Expires: 9/25/93

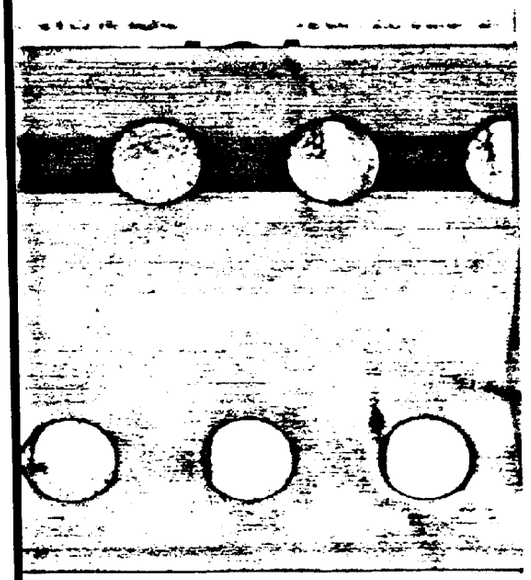
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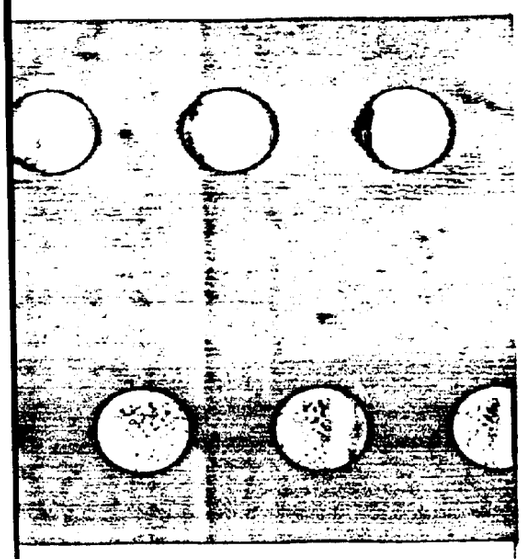
IDENTIF. REFERENCE

Nov 20 1 28 PM '89

FELIX Z... DAVIDSON COUNTY, TN.

5989 11/20 0101 03CHECK 247.60





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 714

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 72000.00
				CON TX 237.60
				PRFEE 1.00
				MDEED 9.00
				TOTAL 247.60
				CHECK 247.60
11/20/89	01			13:26 0001 5989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83394

IDENTIF. REFERENCE

Nov 20 1 28 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 268799