BOOK 8146 PAGE 263

WARRANTY DEED

Address New Owner As Follows:
Kevin Furness, Et Ux
4721 Miners Cove
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Independence One
P.O. Box 5150
Southfield, MI
48086-5150

Map-Parcel
149-09
Par. 200
2DU-68941

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY
603 45th Avenue, North
Nashville, Tennessee 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is
$54,018.32

Kevin Furness
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1990.

Marie Kirby
Notary Public

My Commission Expires:
10-9-91

FOR AND IN CONSIDERATION of the sum of Fifty Four Thousand Eighteen and 32/100 Dollars ($54,018.32) cash in hand paid by Kevin Furness and wife, Melody Furness the receipt of which is hereby acknowledged, we, have this day bargained and sold, and do hereby transfer and convey unto the said Kevin Furness and wife, Melody Furness, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 155 on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. Bobo, and wife, Lori A. Bobo by warranty deed from Jimmy C. Ray of record in Book 6746, page 876, Registers's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5146, page 680 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is improved property, known as 4721 Miners Cove Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kevin Furness and wife, Melody Furness, their (successors), heirs and assigns forever. We covenant with the said Kevin Furness and wife, Melody Furness that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for a first mortgage which is being assumed herein as part of the purchase price. Wherein Van H. Singleton is the named Trustee being of record in Book 6746, page 879, Register's Office Davidson County, Tennessee. 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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as are of record. No title work was performed on this conveyance and the deed of conveyance to Mark A. Bobo and wife, Lori A. Bobo show conveyance by a single individual, being Jimmy C. Ray, without any reference to his martial status.

IN WITNESS WHEREOF we have hereunto set our hand on this the 3 day of July, 1990.

Mark A Bobo
MARK A. BOBO

Lori A Bobo
LORI A. BOBO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marie Kirby, a Notary Public in and for said County and State, the within named, Mark A. Bobo and wife, Lori A. Bobo, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1990.

Notary Public

My Commission Expires:

10-9-91

39240

IDENTIFICATION

JUL 5 11 18 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

7437 07/05 0101 03CHECK 188.20

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	54018.32
			CON TX	178.20
			PRFEE	1.00
			WDEED	9.00
			TOTAL	188.20
			CHECK	188.20
		07/05/90	01	11:20 0001 7437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39240

IDENTIFICATION REFERENCE

JUL 5 11 18 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 334322