THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

MAIL

MAIL EM

NOV 13 9 13 AM '91

IDENTIFICATION REFERENCE

6 1 4 8 4

**ADDRESS NEW OWNER:**
Timothy A. Boswell
808-B Heritage Trail
Hermitage, TN 37076

**MORTGAGEE:**
Chris C. Pardue, et ux
1079 Moran Road
Nashville, TN 37216

8654 11/13 0101 03CHECK 192.00

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map and Parcel No.
74-4-69
FB# - 04D-67001

**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, **Terry L. Jackson and wife, Jennifer K. Jackson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Boswell and wife, Sandra K. Boswell,** 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:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Terry L. Jackson and wife, Jennifer K. Jackson, by deed from Chris C. Pardue and wife, Rebecca Pardue, as of record in Book 6843, page 737, Register's Office for Davidson County, Tennessee.
>
> It is agreed and understood that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Chris C. Pardue and wife, Rebecca Pardue, of record in Book 6843, page 740, Register's Office for Davidson County, Tennessee. The Grantees further agree to keep the property insured and in good repair, to pay all property taxes assessed against the property beginning with the 1992 tax year and thereafter, and also that they shall continue to pay for and maintain hazard insurance on the property.

This is improved property known as 808 Heritage Trail, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the 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 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of November, 1991.

TERRY L. JACKSON

JENNIFER K. JACKSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry L. Jackson and wife, Jennifer K. Jackson**, 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 8th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $59,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 10-1-95

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

RECEIVED OF _____

FOR _____

BOOK 8484 PAGE 395

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 6.00
TOTAL 192.00
CHECK 192.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/13/91 01 09:14 0001 8654

6 1 4 8 4

IDENTIFICATION REFERENCE

Nov 13 9 13 AM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 475764