mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8664 PAGE 804

ADDRESS NEW OWNER:
Kenneth C. Kerkeles and Robin L. Kerkeles
688 Piccadilly Row
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee
6423 06/30 0101 03CHECK 336.62

MORTGAGEE:
1st - STM Mortgage Company
2355 Stemmons Freeway
Dallas, Texas 75207

2nd - Larry E. Boone and wife, Lynn C. Boone
1201 Mt. Vernon Lane
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 149-2
Group OB
Parcel 032.00

IDENTIF. REFERENCE

2 3 9 3 9

JUN 30 2 11 PM '92

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, **Larry E. Boone and wife, Lynn C. Boone**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth C. Kerkeles and wife, Robin L. Kerkeles**, 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. 63 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, page 92, 93, and 94, Register's Office for said County, to which reference is made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Larry E. Boone and wife, Lynn C. Boone by deed from Richard M. Bowles, Jr. and wife, June G. Bowles, dated April 8, 1992, as of record in Book 8599, page 671, Register's Office for Davidson County, Tennessee.

This is improved property known as 688 Piccadilly Row, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6236, page 683; Book 6300, page 409; Book 6306, page 833; Book 6355, page 322; Book 6518, page 184; Book 6518, page 190; Book 6295, pages 520 and 534; Book 6496, pages 100, 107, and 114; and in Book 6830, page 739, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is further made subject to By-Laws of record in Book 6236, page 708; Book 6295, pages 572, 580, and 588; and in Book 6300, page 431, said Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to an information brochure of record in Book 6236, page 726; Book 6295, pages 596 and 602; and in Book 6300, page 439, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250 page 94, said Register's Office, including but not limited to a 30 foot minimum building setback line from Piccadilly Row, a 20 foot setback line from the rear lot line and an 8 foot setback line from each side lot line; a 10 foot easement for public utilities and drainage purposes along the rear lot line and an 8 foot easement for public utilities and drainage along the northeasterly lot line.

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 further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to STM Mortgage Company, commencing with the payment due on July 1, 1992, and which mortgage indebtedness is evidenced by an instrument of record in Book 7162, page 855, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantees, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth C. Kerkeles and wife, Robin L. Kerkeles, their heirs and assigns, forever; and we, Larry E. Boone and wife, Lynn C. Boone, 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 19th day of June, 1992.

Larry E. Boone

Lynn C. Boone

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Larry E. Boone and wife, Lynn C. Boone**, 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 19th day of June, 1992.

Patricia M. Swin

NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 88,275.00.

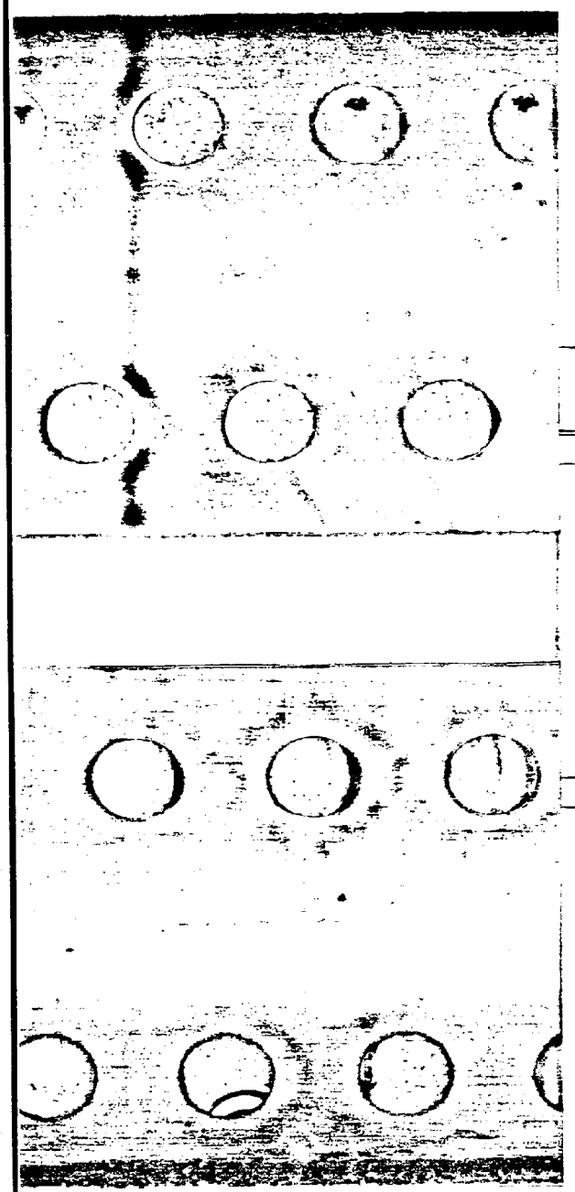
AFFIANT

Subscribed and sworn to before me
this 19th day of June, 1992.

Patricia M. Swin

NOTARY PUBLIC

My Commission Expires: March 13, 1993



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8664 PAGE 807

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 88275.00
CON TX 326.62
PRFEE 1.00
WDEED 9.00
TOTAL 336.62
CHECK 336.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/92 01 14:12 0001 6423

23939

IDENTIF. REFERENCE

JUN 30 2 11 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 546114