PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32671)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 98400.00

Affiant

Sworn and subscribed before me this 16th day of December, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Clinton James Morano
3609 Huntingboro Trail
Antioch, TN 37013

RESPONSIBLE FOR PAYMENT OF TAXES:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle Suite 400
Fairfax, VA 22033

MAP-PARCEL NUMBERS
150-08-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack C. Boone and spouse, Lucie W. Boone**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clinton James Morano and spouse, Janice Morano** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 465 on the plan of Phase I Somerset, of record in Book 6900, pages 690 and 691, Register's Office for said County.

Said Lot No. 465 fronts 65.00 feet on the northeasterly margin of Huntingboro Trail and extends back 131.94 feet on the northwesterly line and 100.00 feet on the southeasterly line to a broken line in the rear, measuring 94.37 feet thereon.

Being the same premises conveyed to Jack C. Boone and wife Lucie W. Boone by deed from Phillips Builders, Inc. of record in Book 7561, page 807, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to Covenants, Conditions and restrictions of record in Book 7402, page 980, as corrected in Book 7404, page 295, Book 7619, page 647,By-Laws in Book 7619, page 679, as amended in Book 7657, page 583, and amended again in Book 7675, page 923 all in said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

7.50 2 0

IDENTIFICATION REFERENCE

DEC 16 [illegible] '92

[illegible] 12/16 0101 030-BOK 373.08

This is improved property, known as: 3609 Huntingboro Trail, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 1992.

Jack C. Boone

Lucie W. Boone

State of Tennessee
County of Davidson

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Before me, a Notary Public of the State and County aforesaid, personally appeared Jack C. Boone and Lucie W. Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8817 PAGE 700

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

MAMT 98400.00
ERR CO
MAMT 98400.00-
CAMT 98400.00
CON TX 364.08
PRFEE 1.00
WDEED 8.00
TOTAL 373.08
CHECK 373.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5186

7.50 20

IDENTIFICATION REFERENCE

DEC 18 10 03 AM '92

DAVIDSON COUNTY, TN

No. 602358