BOOK 9489 PG 244

Box 44 **THIS INSTRUMENT PREPARED BY:** **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $131,500.00. **AFFIANT** Subscribed and sworn to before me, this 7th day of October, 1994. Notary Public My Commission Expires: 3-22-97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Joseph Busateri and wife, Tammy Busateri 3701 Huntingboro Trail Antioch, TN 37013	AmSouth Mortgage Company 15 South 20th Street Birmingham, AL 35233	150-12A-10 2DX 08239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM J. BOYCE AND WIFE, BEVERLY G. BOYCE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH BUSATERI AND WIFE, TAMMY BUSATERI,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 685, Somerset, Phase II, a Planned Unit Development, as of record in Book 6900, page 734, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Boyce and wife, Beverly G. Boyce by deed from Phillips Builders, Inc. of record in Book 8264, page 419, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants of record in Book 7619, page 647, as amended in Book 7657, page 583, Book 7675, page 923, Book 7776, page 826, Book 8201, page 770, Book 9072, page 572 Register's Office for said County.

3. Matters shown on the Plan of record in Book 6900, page 734, Register's Office for said County.

This is improved property known as 3701 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 7th day of October, 1994.

William J. Boyce

William J. Boyce

Beverly G. Boyce

Beverly G. Boyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM J. BOYCE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7thy of October, 1994

Patsy Dahse

Notary Public

My Commission Expires: 3-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEVERLY G. BOYCE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th of October, 1994

Patsy Dahse

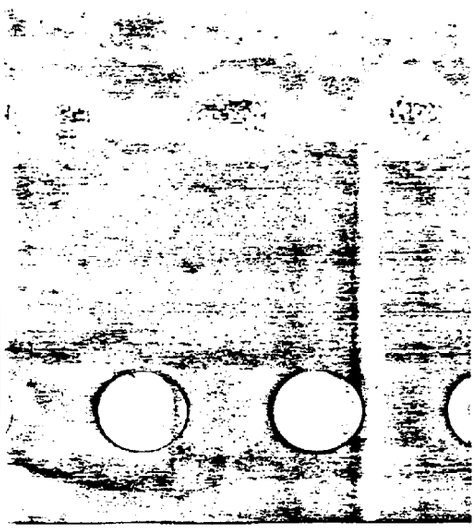
Notary Public

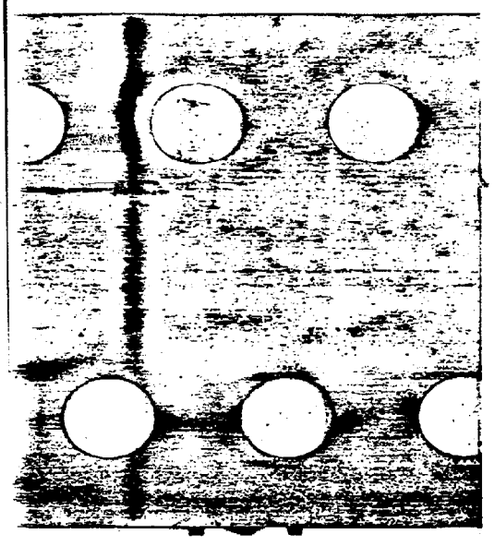
My Commission Expires: 3-22-97

98602
IDENTIF. ↑ REFERENCE

94 OCT 10 PM 1:27
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5752 10/10 0101 03CHECK 495.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9489 PG 246

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 131500.00
CDN TX 486.55
PRFEE 1.00
WDEED 8.00
TOTAL 495.55
CHECK 495.55

10/10/94 01 13:26 0001 6752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98602
IDENTIF. & REFERENCE

94 OCT 10 PM 1:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 842966