BOOK 10260 PG 644

BOX 44

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $550,000.00. Mary E. Evers Affiant Subscribed and sworn to before me, this 15th day of November, 1996. Notary Public My Commission Expires: 5/25/98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mary E. Evers 5113 Boxcroft Place Nashville, TN 37205	SAME	116-13-137 7DZ 28978

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANDIS B. GULLETT,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARY E. EVERS,** hereinafter called the Grantee, her 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. 4 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Landis B. Gullett and husband, B. B. Gullett, by deed from George W. Pickens, unmarried, of record in Book 6176, page 29, Register's Office for Davidson County, Tennessee; the said B. B. Gullett having since died.

This conveyance is made subject to:

1. 1996 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 4932, page 76, as amended in Book 4956, page 648, and corrected in Book 5439, page 263, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4860, page 28, Register's Office for said County.

4. By-Laws and Rules and Regulations of Boxcroft Homeowner's Association.

This is improved property known as 5113 Boxcroft Place, Nashville, TN 37205.

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of November, 1996.

Landis B. Gullett

Landis B. Gullett

STATE OF TENNESSEE)
OUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANDIS B. GULLETT, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 1996.

Linda P. Turner

Notary Public

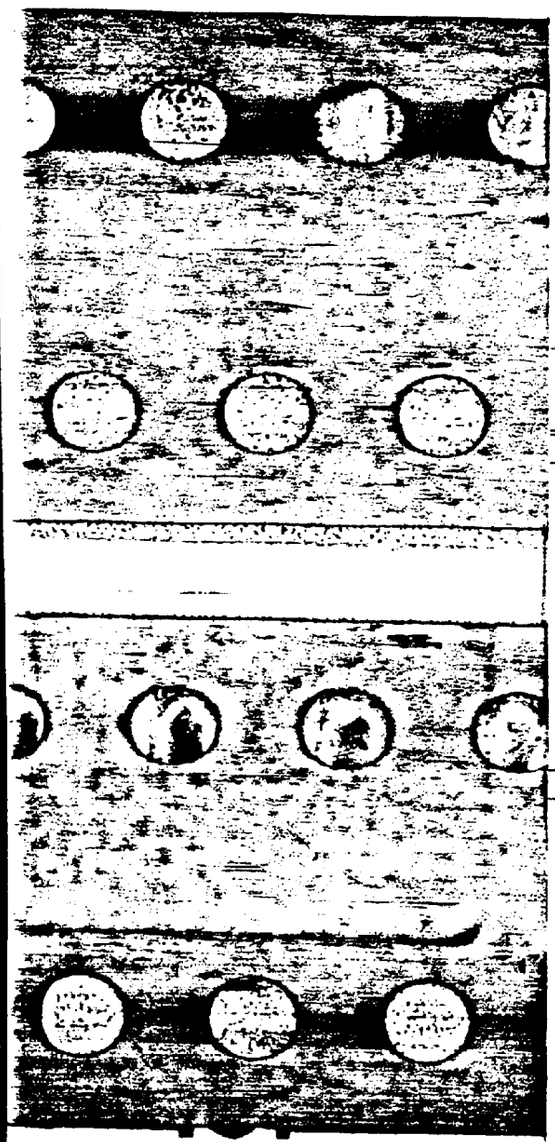
LINDA P. TURNER NOTARY PUBLIC

My Commission Expires: 5/23/98

0247047 IDENTIF. ↑ REFERENCE

96 NOV 15 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1831 11/15 0101 03CHECK 2044.00



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

RECEIVED OF _____

FOR _____

BOOK 10260 PG 646

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	550000.00
			CON TX	2035.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2044.00
			CHECK	2044.00
11/15/96	01		15:47 0001	1B31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247047
IDENTIF. ↑ REFERENCE

96 NOV 15 PM 3:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1088712