BOOK 10554 PG 254

THIS INSTRUMENT PREPARED BY: **Kathryn H. Pennington** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 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 $78,700.00 **AFFIANT** Subscribed and sworn to before me, this 30th day of July, 1997. Notary Public My Commission Expires: 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Alfred D. Box, Jr. 315 Lakebrink Drive Nashville, TN 37214	CTX MORTGAGE COMPANY PO BOX 199077 DALLAS, TX 75219	96-16-8.00 CO

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, **MARTHA L. ISOM, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALFRED D. BOX, JR.** hereinafter called the Grantee, his 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. 8 on the Plan of Larchwood, Phase 1, Section 1 of record in Book 6200, page 51, 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 Martha L. Isom, unmarried, by deed from William B. Geiger and wife, Connie Y. Geiger of record in Book 7847, page 33, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6200, page 51, Register's Office for said County.

3. Restrictive covenants of record in Book 6299, page 152, re-recorded in Book 6301, page 82, amended in Book 6391, page 449, Book 7434, page 620, Book 7792, page 540, Book 9827, page 12, Register's Office for said County.

4. By-Laws of Larchwood Town Homes, Phase I, of record in Book 6299, page 166, re-recorded in Book 6301, page 96, amended in Book 6391, page 459 and Book 6873, page 939, Register's Office for said County.

5. Dedication of Common Areas to Larchwood Town Homes, Phase I, Owners Association, of record in Book 6323, page 670, Register's Office for said County.

This is improved property known as 315 Lakebrink Drive, Nashville, Tennessee 37214.

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, his heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his 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 30th day of July, 1997.

Martha L. Isom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA L. ISOM**, 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 30th day of July, 1997.

Notary Public

My Commission Expires: 9/23/2000

JUDY A. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

97 AUG -4 AM 9:16

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0333390

IDENTIF. & REFERENCE

MAIL ENV.

2359 08/04 0101 03CHECK 300.19

0020707.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10554 PG 256

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 78700.00
CON TX 291.19
PRFEE 1.00
WDEED 8.00
TOTAL 300.19
CHECK 300.19
08/04/97 01 09:17 0001 2359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333390
IDENTIF. ↑ REFERENCE

97 AUG -4 AM 9:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181977