10565

BOOK 10565 PG 501

WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Box "7"
(35759)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF August 97

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC ALAN D. MAZER DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Boyer (NAME)	First Republic Mortgage (NAME)	146-12-56
5018 Montclair Drive (ADDRESS)	3212 West End Avenue, Ste. 500 (ADDRESS)	6DU-32140
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Timothy C. Sturm and wife, Karen L. Sturm

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Boyer and wife, Lynne C. Boyer

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. 481, Crieve Hall Estates, Section Six, of record in Book 2331, Pages 1 and 2, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Montclair Drive, the same being the common corner of Lots 481 and 482; thence eastwardly with the dividing line between Lots 481 and 482, 167 feet to a point; thence southwardly 39.8 feet to a monument; thence eastwardly 25.3 feet to a monument; thence southwardly 51 feet to a point; the same being a common corner of Lots 480 and 481; thence with the dividing line between Lots 480 and 481, westwardly 103.5 feet to a point in the easterly margin of Montclair Drive; thence with the easterly margin of Montclair Drive, northwardly 90 feet to the point of beginning.

BEING the same property conveyed to Timothy C. Sturm and wife, Karen L. Sturm by deed from William B. Lowe, Jr. and wife, Tanya B. Lowe of record in Book 8606, Page 126, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

5813 08/12 0101 03CHECK 405.95

unimproved ( )
This is improved (X) property, known as 5018 Montclair Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of August, 19 97

Timothy C. Sturm

Karen L. Sturm

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy C. Sturm and wife, Karen L. Sturm

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 97.

Commission expires 1/25/98

ALAN D. MAZE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JAN. 25, 1998

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0336601
IDENTIF. ↑ REFERENCE

97 AUG 12 AM 9:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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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	
				123500.00
			CON TX	456.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	465.95
			CHECK	465.95
08/12/97	01	09:25 0001	5813	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0336601
IDENTIF. # REFERENCE

97 AUG 12 AM 9:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1185380