BOOK 10812 PG 352 BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Dennis Darrell Boggs Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF February, 19 98

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC
WILLIAMSON COUNTY
LARGE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Darrell Boggs, Jr. (NAME)	FT Mortgage Companies dba First (NAME)	MAP 24 PARCEL 25
2035 Shaw Road (ADDRESS)	P.O. Box 146, (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Randall Scott Creel, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Darrell Boggs, Jr. and wife, Abby Gail Boggs

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:

A tract of land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, and lying between Lot No. 3 on Shaw Road belonging to Woodrow Cook, et ux, and Lot No. 1 on Shaw Road belonging to Gene H. Williams, et ux, and described as follows:

Beginning at a point at a stake at the northwest corner of Lot No. 3; thence 56.4 feet south and west following the right-of-way of Shaw Road to a stake at the northeast corner of Lot No. 1; thence South and East 188 feet to a stake at the southeast corner of Lot No. 1; thence North and East 50.00 feet, more or less, to a point; thence North and West 188 feet to the stake at the northwest corner of Lot No. 3, the same being the point of beginning.

Being the same property conveyed to Randall Scott Creel, unmarried, and E. Elizabeth Creel, married, by deed from John P. Flynn and wife, Angela L. Flynn of record in Book 7892, page 987, Register's Office for Davidson County, Tennessee. The said E. Elizabeth Creel and husband, L. Caldwell Creel having since conveyed their interest to Randall Scott Creel by Quitclaim Deed of record in Book 8035, page 744, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

And I, Shannah L. Creel, wife of Randall Scott Creel, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 2035 Shaw Road, Goodlettsville, TN 37072
(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 my/our hand s this 23rd day of February, 19 98

Randall Scott Creel Shannah L. Creel

Randall Scott Creel

BOX 1

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 Randall Scott Creel, and Shannah L. Creel

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 23rd day of February 19 98

Commission expires April 22, 2001

Notary Public

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

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

98 FEB 26 PM 3:42

04051455

Warranty Deed from Randall Scott Creel, to Dennis Darrell Boggs, Jr. and wife, Abby Gail Boggs.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

8462 02/26 0101 03CHECK 231.00

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

RECEIVED OF _____

FOR _____

BOOK 10812 PG 354

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

02/26/98 01 15:40 0001 8462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 26 PM 3:42

0405455

IDENTIFICATION

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1258922