60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10845 PG 30

ADDRESS NEW OWNER:
James M. Poindexter
4811 Merrill Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Banc One Mortgage Corporation
1600 E. Northern Ave., Suite 200
Phoenix, AZ 85020

MAP **146-8**
GROUP
PARCEL **37**

7908 03/19 0101 03CHECK 445.23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James R. Boone and Rosemary B. Boone** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **James M. Poindexter and wife, Yvonne P. Poindexter**, 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. 51 on the Plan of Elysian Meadows Addition, Section 2, of record in Book 2663, page 101, Register's Office, Davidson County, Tennessee.

Said Lot No. 151 fronts 80 feet on the south side of Merrill Lane and runs back 210.8 feet on the westerly line and 207.4 feet on the easterly line to a line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to James R. Boone and Rosemary B. Boone by deed from Alan Dewayne Powell and wife, Mary Elizabeth Powell of record in Book 5213, page 485, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 4811 Merrill Lane, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

04141140
IDENTIF. & REFERENCE

98 MAR 19 AM 10:13
REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 10th day of March, 1998.

James R. Boone

Rosemary B. Boone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Boone and Rosemary B. Boone**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of March, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $117,900.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10845 PG 32

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	
				117900.00
			CON TX	436.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.23
			CHECK	445.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/19/98 01 10:11 0001 7908

98 MAR 19 AM 10:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

04141140

IDENTIF. # REFERENCE

No. 1268258