48
Book

This Instrument Prepared by J. Schuhl
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-01423

WARRANTY DEED

BOOK 10869 PG 16

THIS INDENTURE, made this 29 day of DECEMBER, A.D., 19 97, between HOWARD P. DANNER, unmarried

Tennessee, First Parties, and

JENNIFER L. BOYD
1324 Pawson Way
Antioch, TN 37013

Map 171-08-A-
parcel 035.

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ONE HUNDRED SIXTEEN THOUSAND AND NO/100---------- ($116,000.00--------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

BEING Lot No. 35 on the Plan of Section 2-B Hunters Branch, of record in Book 6900, pages 336 & 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same premises which Michael C. Nunan , by Deed dated August 27, 1990 and recorded in Davidson County, Tennessee in Deed Book Volume 8184, Page 158&c., granted and conveyed unto Howard P. Danner, unmarried, in fee.

98 APR -2 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 20589

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Howard P. Danner (L.S.)
Howard P. Danner

_____(L.S.) _____(L.S.)

STATE OF ~~TENNESSEE~~ SC }
COUNTY OF ANDERSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **HOWARD P. DANNER, unmarried,** the within named bargainor, 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 office, in Anderson County, this 29th day of Dec 19 97

Kathryn H. Lucey
Notary Public

My Commission expires Notary Public, South Carolina, State at Large My Commission Expires April 29, 2007

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JENNIFER L. BOYD
ADDRESS 1324 PAULSON WAY
ANTIOCH, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

ADDRESS same

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $116,000.00. Affiant Jennifer Boyd.

Subscribed and sworn to before me this 27th day of March 1998.

Notary Public
10/26/98

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 172-08-0-A).

2. All matters as set forth on the Plan of record in Plat Book 6900, pages 336 AND 337, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Covenant, Conditions and Restrictions, recorded in Deed Book 6601, Page 7, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Hunters Branch Homeowners Association, of record in Book 6632, page 424, said Register's Office.

THIS PROPERTY IS A PLANNED UNIT DEVELOPMENT.

4759 04/02 0101 03CHECK 442.20

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

RECEIVED OF _____

FOR _____

BOOK 10869 PG 19

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

DAMT 116000.00
CON TX 429.20
PRFEE 1.00
MRFEE 12.00
442.20
CHECK 442.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/98 01 14:34 0001 4759

0420589
IDENTIF. # REFERENCE

98 APR -2 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275014