BOOK 10923 PG 564

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7123

MAP/GROUP/PARCEL
063-16-0-B/206.00 co.

NEW OWNER'S NAME AND ADDRESS:
Stephanie L. and Brian W. Elsten
1404 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

MAIL ENV.

98 MAY -8 AM 10:58

0435660

4870 05/08 0101 03CHECK 478.90

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, John M. Boone, Jr. and wife, Kim A. Boone, hereinafter called Grantors, does hereby transfer and convey unto Stephanie L. Elsten and husband, Brian W. Elsten, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being described as Lot No. 288 on the Plan of Hampton Park (formerly Chitwood Downs, a planned unit development) of record in Plat Book 6900, Page 550, 551 and 552, and certificate of correction of record in Book 7462, Page 445, and by amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> The subject property is improved property commonly known as 1404 Aaronwood Drive, Old Hickory, Tennessee.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 9442, Page 101, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John M. Boone, Jr.

Kim A. Boone

STATE OF Miss
COUNTY OF Hinds

PERSONALLY appeared before me, the undersigned authority, John M. Boone, Jr. and wife, Kim A. Boone, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Jackson, MS, on this the 30th day of April, 1998.

Notary Public

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires Feb 14, 2001

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $127,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 2/3/1902

SUMNER COUNTY TENNESSEE ★ SHELTON HATCHER NOTARY PUBLIC AT LARGE ★

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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 566

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	
				127000.00
			CON TX	469.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	478.90
			CHECK	478.90
05/08/98	01		11:01 0001	4870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0435660
IDENTIFICATION REFERENCE
98 MAY -8 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1290910