BOOK 10997 PAGE 880

WARRANTY DEED

MARY B. SIMMONS LANCE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires March 24, 2001

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES 3-24-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conrad F. Parker II (NAME)	Conrad F. Parker, II (NAME)	Map 64-03-0-A
2104 Chels Way (ADDRESS)	2005 Crystal Spring Lane (ADDRESS)	Parcel 127.00
old Hickory, Tennessee (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, John M. Boone, Jr. and wife, Kim A. Boone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Conrad F. Parker II, married

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 being Lot No. 106 Brandywine Pointe Subdivision, Phase 10, Section 3, of record in Book 9700, page 280, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to John M. Boone, Jr. and wife, Kim A. Boone, by deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership of record in Book 10398, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the 1998 Davidson County Taxes, a lien, not yet due and payable and any subsequent years; Declarations of Covenants, Conditions and Restrictions of record in Book 10257, page 199; Easements of record in Book 8141, page 269; Book 9049, page 267; Book 9178, page 781; Book 9231, page 954; Book 9459, page 626; Department of Water and Sewerage Services, of record in Book 10693, page 741; and subject to all matters shown on the plan of record in Book 9700, page 280, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2104 Chels Way, old Hickory, Tennessee
(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 19th 26th day of June, 19 98

John M. Boone, Jr.

Kim A. Boone

STATE OF MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Boone, Jr. and wife, Kim A. Boone

the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, ~~Tennessee~~, this 19th day of June 19 98.

My commission expires My Commission Expires Feb 14, 2001

Linda M. Miller
Notary Public

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

0456717
IDENTIF. & REFERENCE

98 JUN 30 AM 9:36
FELIX J. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7436 06/30 0101 03CHECK 231.0

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

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

06/30/98 01 09:37 0001 7436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456717

IDENTIF. # REFERENCE

98 JUN 30 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313226