BOOK 11012 PAGE 683 Box1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,900.00**

* Rebecca Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **JUNE, 1998.**

Angela M. Lyle
Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
ANGELA M. LYLE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Boone	**NationsBanc Mortgage Corporation**	**87-5A-20**
(NAME)	(NAME)	
5915 Colchester Drive	**P.O. Box 35140**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Louisville, KY 40232**	
(CITY) (STATE) (ZIP)	(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, **Lynn Rooks, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Boone, unmarried**, 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. ~~20~~ on the Plan of Farmingham Woods, Final Plat, Phase I, of record in Plat Book 7900, Page 228, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lynn Rooks, unmarried by deed of record in Book 8551, Page 870, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **5915 Colchester Drive, Hermitage, TN 37076**
(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.

0460181
IDENTIF. & REFERENCE

98 JUL -8 PM 3:18
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1355 37.00 0101 03CHECK 428.75

Witness **my/our hand(s)** this **26th day of June, 1998**.

Lynn Rooks

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 Lynn Rooks the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

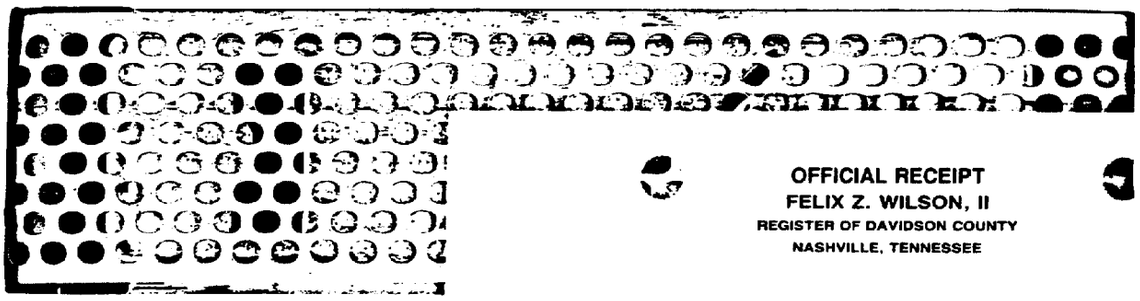
Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 1998.

Commission expires:

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002



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

RECEIVED OF _____

FOR _____

BOOK 11012 PAGE 685

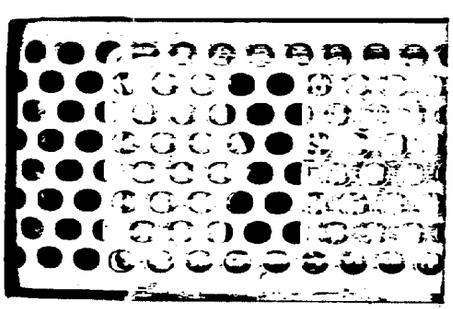
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	112500.00
CON TX	417.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	428.73
CHECK	428.73

07/08/98 01 15:18 0001 1098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460181
IDENTIF. ↑ REFERENCE
98 JUL -8 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316831