60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11075 PAGE 591

ADDRESS NEW OWNER:
Alice S. Boone
214 Old Hickory Blvd.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBank of Tennessee, N.A.
830 Central Ave.
Tampa, FL 33633-0754

MAP 142-04-0
GROUP A
PARCEL 192.00

9941 08/20 0101 03CHECK 270.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ednelia Mai Manning,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Alice S. Boone, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee and being Unit No. 192 in a Horizontal Property Regime located on the Plat of Belle Forest of record in Book 5200, page 167, said Register's Office.

Being the same property devised to Ednelia Mai Manning under Last Will and Testament of Leo Eckhardt, deceased, of record in Will Book 165, page 4, Davidson County Propate Clerk's Office; further being the property conveyed to Leo Eckhardt and wife Sarah S. Eckhardt by deed from Thomas C. Scott, Trustee, of record in Book 5502, page 278, Register's Office for Davidson County, Tennessee; Leo Eckhardt was pre-deceased by Sarah S. Eckhardt.

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 214 Old Hickory Blvd., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 my hand this the 19th day of August, 1998.

Ednelia Mai Manning

98 AUG 20 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.

047718
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 19th day of August, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

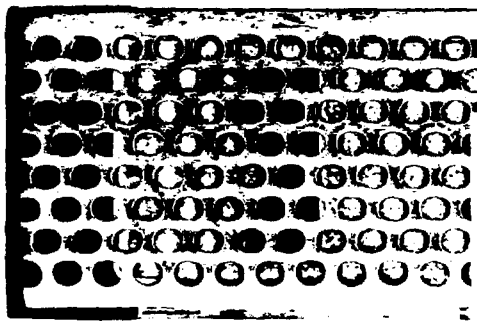
The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of August, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001



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

RECEIVED OF _____

FOR _____

BOOK 11075 PAGE 593

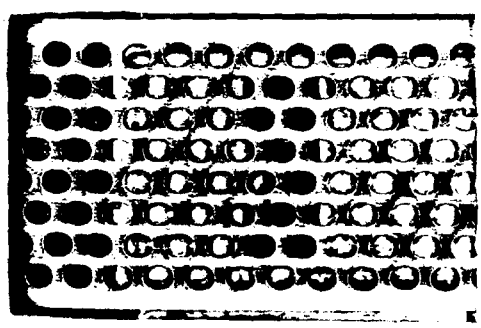
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 270.00
CHECK 270.00

08/20/98 01 15:20 0001 9941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04777718
IDENTIF. # REFERENCE
98 AUG 20 PM 3:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1335443