60

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

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ADDRESS NEW OWNER:
Roberta Ann Boyce
2124 Fairfax Avenue, Unit 201
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corp.
P.O. Box 9001098
Louisville, KY 40290-1098

MAP **104-11**
GROUP **F**
PARCEL **202**

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 including the assumption of the indebtedness secured by a Deed of Trust dated March 29, 1985 executed by John W. Horrell and wife Peggy L. Horrell to Charles W. Bone, Trustee, of record in Book 6524, page 681, Register's Office, Davidson County, Tennessee, the receipt and sufficiency of which are hereby acknowledged, **Caroline Patricia Boyce, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Roberta Ann Boyce, 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:

> Land in Davidson County, Tennessee, being Unit No. 202, as shown on the plat of The Cloisters, of record in Book 6317, page 735, Register's Office, Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Association, all as described in Book 6317, page 688, said Register's Office.
>
> Being the same property conveyed to Tommy Boyce by quitclaim deed from John and Peggy Horrell of record in Book 7854, page 874, Register's Office, Davidson County, Tennessee; the said Tommy Boyce is now deceased and title was devised to Caroline Patricia Boyce under Last Will and Testament of Sidney Thomas Boyce of record in Will Book 194, page 827, Office of the Clerk of Probate Court for Davidson County, Tennessee.

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 2124 Fairfax Avenue, Unit 202, Nashville, Tennessee 37212.

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. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this the 24th day of September, 1998.

Caroline Patricia Boyce

Caroline Patricia Boyce

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Caroline Patricia Boyce, unmarried**, 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 24th day of September, 1998.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC TENNESSEE

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $54,651.00.

Roberta Ann Boyce

AFFIANT

Subscribed and sworn to before me on this 24th day of September, 1998.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC TENNESSEE

My Commission Expires: 9/23/2000

0493267
IDENTIFICATION REFERENCE

98 SEP 29 AM 9:29
REGISTER
DAVIDSON COUNTY, TN.

6541 09/29 0101 03CHECK 213-2

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
			CAMT	54651.00
			CON TX	202.21
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	213.21
			CHECK	213.21
09/29/98		01	09:30	0001 6541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493267
IDENTIF. # REFERENCE

98 SEP 29 AM 9:27

REGISTER
DAVIDSON COUNTY, TN

No. 1351853