Realty 481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,560.00

Patricia Queen Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON

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THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Queen Boyd (NAME)	Franklin Financial Mortgage, Inc (NAME)	145-14-0014
5349 Granny White Pike (ADDRESS)	210 East Main Street (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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, Edmond R. Queen and wife, Cynthia W. Queen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Queen Boyd and Gary L. Boyd, wife and husband

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, TN, being Lot No. 176 on the Plan of Tyne Valley Estates, Section 10, of record in Book 3700, Page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edmond R. Queen and wife, Cynthia W. Queen by deed from Catherine Q. Hasty of record in Book 8087, Page 819, Register's Office for Williamson County, TN.

Subject to restrictions of record in Book 4173, Page 193; easement of record in Book 7209, Page 736, and all matters shown on the plan of record, said Register's Office.

This description is the same used in the previous deed of record.

052126.1
IDENTIF. ▲ REFERENCE

98 DEC -7 AM 8:23
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5349 Granny White Pike, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

6227 12/07/1998 01:02PM CHECK 1222.97

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 25th day of November 19 98

Edmond R. Queen

Cynthia W. Queen

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edmond R. Queen and wife, Cynthia W. Queen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of November, 19 98.

Commission expires January 29, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

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 327560.00
CON TX 1211.97
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1222.97
CHECK 1222.97

12/07/98 01 08:24 0001 6227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05212611
IDENTIF. # REFERENCE

98 DEC -7 AM 8:23

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381230