170.10

BOOK 11254 PAGE 472

BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$43,000.00**.

Willie A. Boone
Affiant

Sworn to and subscribed before me this 15 day of Dec, 1998.

NOTARY PUBLIC

My Commission Expires: 7-27-2001

98 DEC 16 AM 9:07
REGISTER
DAVIDSON COUNTY, TN.

0525903
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER
Willie A. Boone
4284 Lavergne Couch. Pike
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 165
Parcel 47

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Michael Brown, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Willie A. Boone, unmarried**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a stake on the west margin of the Lavergne-Couchville Pike at the SE corner of the property conveyed to Norwood Butner and wife, by J. E. Hill, by deed of record in Book 1372, page 522, Register's Office for Davidson County, Tennessee; thence with said Pike south 7° west 210 feet to a cedar post; thence north 86° 45' west 210 feet to a stake; thence north 7° east 210 feet to the south line of said Butner property; thence with same south 86° 45' east 210 feet to the beginning.

Being the same property conveyed to David E. Batey and wife, Ruby L. Batey by deed from Martha P. Pope Villines and husband, John C. Villines, as of record in Book 5512, page 166, Register's Office for Davidson County, Tennessee, both Dave E. Batey and wife, Ruby L. Batey being deceased and the said Ruby L. Batey having predeceased Dave E. Batey, said property now being vested in Annie B. Batey as the only heir-at-law of Dave E. Batey; the said Annie B. Batey, unmarried having since conveyed said property to David Michael Brown by instrument of record in Book 11254, page 468, Register's Office for Davidson County, Tennessee.

This is improved property known as 4284 Lavergne Couchville Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 15 day of December, 1998.

X David Michael Brown
David Michael Brown

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, **David Michael Brown**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of December, 1998.

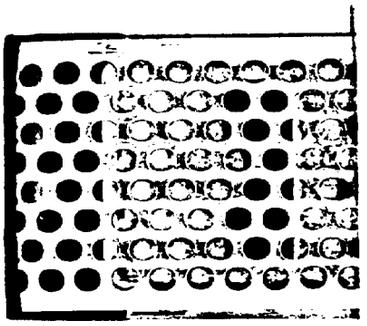
NOTARY PUBLIC

My Commission Expires: 7-27-2001

1243 12/16 0101 03CHECK 170.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11254 PAGE 474

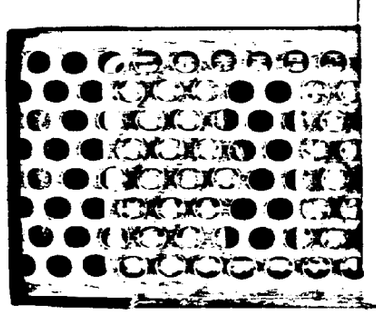
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	170.10
CHECK	170.10

12/16/98 01 09:07 0001 1243

0525903
IDENTIF. ← REFERENCE

98 DEC 16 AM 9:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400701