WARRANTY DEED

BOOK 11399 PG. 235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,250.00

Cynthia L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF March 19 99

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA L. JONES	MORTGAGE PORTFOLIO SERVICES	90-12-232
(NAME)	(NAME)	
6206 FREEDOM DRIVE	4144 N. CENTRAL EXPRESSWAY, #900	08DA-30980
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	DALLAS, TX 75204	
(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, MICHAEL D. BOIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CYNTHIA L. JONES AND MICAH T. JONES, 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, Tennessee, being Lot No. 13, on the Plan of WESTBORO,. SECTION 5, of record in Book 3300, page 3, as amended in Book 3309, page 165, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to MICHAEL D. BOIN, by deed from Thomas S. Jones and wife, Karen L. Jones, of record in Book 10149, page 97, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3247, page 333, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of MICHAEL D. BOIN, by CINDY EVANS, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated March 08, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6206 FREEDOM DRIVE, NASHVILLE, TN 37209
(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.

Witness my hand this 22nd day of March, 19 99

MICHAEL D. BOIN
By: Michael D. Boin by Cindy Evans, Attorney-in-Fact
CINDY EVANS, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

Nashville, TN 37203

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 CINDY EVANS, 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 on behalf of MICHAEL D. BOIN, as his Attorney-in-Fact, as the free act and deed of the within named MICHAEL D. BOIN.

WITNESS my hand and official seal at Nashville, Tennessee, this 22ND day of MARCH, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

3192 03/25 0101 03CHECK 322.73

05654445
IDENTIF. & REFERENCE
99 MAR 25 AM 9:24
REGISTER
DAVIDSON CO., TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11399 PG. 237

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

0565445

IDENTIF. A REFERENCE

99 MAR 25 AM 9:24

CAMT 84250.00
CON TX 311.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 322.73
CHECK 322.73

03/25/99 01 09:24 0001 3192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442273