WARRANTY DEED

BOOK 11510 PG. 464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Ciero	Southeastern Mortgage of TN	172-3-A-73.00
(NAME)	(NAME)	
1113 Elmshade Lane	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37212	
(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, Deana H. Boyer, formerly Deana H. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Ciero and wife, Judith Ciero

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. 73 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, Pages 498 & 499, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Deana H. Williams by deed from Richter-Dial Builders, Inc., of record in Book 8711, Page 24, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, pages 498 & 499; Declaration of Covenants, Conditions and restrictions of record in Book 7334, page 109, as amended in Book 7408, page 250, Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, Book 8643, page 675, and in Book 8711, page 741;Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, of record in Book 8541, page 225, Book 8541, page 230 and in Book 8541, page 235; Dedication of Common Areas of record in Book 8472, page 310; Storm Water Detention Agreement of record in Book 7336, page 3; all of record in the Register's Office for Davidson County,

CONTINUED ON PAGE TWO *

unimproved ( )
This is improved (X) property, known as 1113 Elmshade Lane, Nashville, Tennessee 37211
(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 28th day of May, 19 99

Deana H. Boyer

Deana H. Boyer

David Boyer

~~By:~~
~~Deana H. Boyer~~
~~Attorney-In-Fact~~

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 Deana H. Boyer, formerly Deana H. Williams and David Boyer

the bargainor ____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 28th day of May 19 99.

Commission expires 3/21/2001

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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, Deana H. Boyer, 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 David Boyer as Attorney-In-Fact as the free act and deed of the within named David Boyer.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 1999.

* LEGAL DESCRIPTION CONTINUATION

Tennessee.

David Boyer joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Deana H. Boyer.

~~The signature of David Boyer is effected by the signature of his Attorney In Fact, Deana H. Boyer, pursuant to the Durable Power of Attorney being recorded simultaneously herewith.~~

0595330
RECORDING REFERENCE
99 JUN -3 PM 4:37
REGISTER
WILLIAMSON COUNTY, TN.
578.95 03CHECK 0101 06/02/99 2069

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11510 PG. 466

0595330

IDENTIFICATION REFERENCE

99 JUN -3 PM 4:37

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			153500.00
		CON TX	567.95
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	578.95
		CHECK	578.95
06/03/99	01	16:41	0001 4902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469412