RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37909) FILE BOX "7"

BOOK 11646 PAGE 405

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

X Shirley D. Merrimon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley D. Merrimon 610 Ashmont Court Nashville,TN 37211	FT Mortgage Companies DBA First Tennessee Mortgage Company P.O. Box 146 Memphis, TN 38101	162-9-87 5DU39546

My Commission Expires

FOR AND IN 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,

JAMES BROGGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHIRLEY D. MERRIMON , **UNMARRIED**

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 No. 8A on the plan of Hickory View, Section Two, as of record in Book 5800, Page 312, Register's Office for Davidson County, Tennessee, the said Lot No. 8A being the westerly part of Lot No. 8 of said Subdivision, more particularly described as follows:

Said Lot No. 8A fronts 15.28 feet on the northerly side of Ashmont Court and extends back 168.31 feet on the easterly line and 181.00 feet on the westerly line to a broken rear line measuring 102.76 feet thereon.

Being the same property conveyed to Malcolm D. Boggs by deed from Joan A. Springer Hiarr and J. Robert Hiatt, husband and wife, of record in Book 9568, Page 827, Register's Office for Davidson County, Tennessee. The said Malcolm D. Boggs having since died, leaving James Boggs and Brenna Boggs as his only heirs at law. The said James Boggs is a minor. By Court of Common Pleas - Probate Division, Mahoning County, Ohio, Case No. 1998 GM 0162 Patricia Boggs-Lapp was appointed Guardian of James Boggs, A Minor, giving her full authority to sell.

99 SEP -2 AM 10:04
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

06315147

Unimproved ( )
This is improved (X) property known as 610 Ashmont Court, Nashville, TN 37211
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 this 24th day of August, 1999

James Boggs By Patricia Boggs-Lapp Guardian, By Matthew Michael Boggs/ATTY.
JAMES BOGGS BY PATRICIA BOGGS-LAPP BY MATTHEW M. BOGGS, ATTY IN FACT.

99 SEP -2 0101 03CHECK 166.03

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

the bargainors 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 Nashville, Tennessee, this day of August, 1999.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of August, 1999, before me personally appeared Matthew M. Boggs to me known to be the person who executed the foregoing instrument in behalf of Patricia Boggs,-Lapp, Guardian of James Boggs, A Minor as her Attorney in Fact, and acknowledged the he executed the same as the free act and deed of the said Patricia Boggs-Lapp as Guardian of James Boggs, A Minor..

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of August, 1999.

My commission expires: 5/26/02

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 26, 2002

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 11646 PAGE 407

063154?

ITEM # REFERENCE

99 SEP -2 AM 10: 04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	41900.00
CON TX	155.03
PRFEE	1.00
MISC	9.00
CFEE	2.00
TOTAL	166.03
CHECK	166.03

09/02/99 01 10:04 0001 3865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511907