THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9048L

BOOK 11746 PAGE 422

MAP/GROUP/PARCEL: 042-08-0/036.00

NEW OWNER'S NAME AND ADDRESS:
JAMES BOONE and SANDRA BOONE
432 AMQUIWOOD COURT
Madison, TN 37115
SENT TAX BILLS TO:
NEW OWNER

96 NOV 13 PM 3:04

U6583417

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, BENJAMIN J. DAVES and JUDITH W. DAVES, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto JAMES I. BOONE and SANDRA BOONE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property: described as follows

BEING LOT NO. 32 ON THE PLAN OF HERITAGE PLACE SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCEIS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 432 Amquiwood Court, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 7427, Page 653, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BENJAMIN J. DAVES

JUDITH W. DAVES

232.8 11/13 0101 03CHECK 451.30

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BENJAMIN J. DAVES and JUDITH W. DAVES, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their fee act and deed and for the proposes therein contained.

DONE at offices in Hendersonville, TN, on this the 10th day of November, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater of this transfer is $119,000.00.

AFFIANT

Sworn to and subscribed before me, this 10th day of November, 1999.

NOTARY PUBLIC

My Commission Expires:

5/28/2003

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06068347 [illegible] 99112913 [illegible]

CAMT	119000.00
CON TX	440.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	451.30
CHECK	451.30

11/18/99 01 09:05 0001 2336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539996