This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

Instr:200001280009113 Page: 1 OF 2
REC'D FOR REC 01/28/2000 8:41:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $381.10

ADDRESS NEW OWNER:
Alexa Bosse
1106 S. Douglas Ave.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

MAP **105-13**
GROUP
PARCEL **144.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ernie Gendron and wife, Jennifer Gendron** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Alexa Bosse, unmarried**, hereinafter called the "GRANTEE", her 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. 24 on the Plan of McAlister Property, of record in Plat Book 421, page 10, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Ernie Gendron and wife, Jennifer Gendron by deed from Freddie Jean Perkins, a widow of record in Book 11719, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 1106 S. Douglas Ave., Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 26th day of January, 2000.

Ernie Gendron

Jennifer Gendron

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ernie Gendron and wife, Jennifer Gendron**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

AFFIANT 01/26/00

Subscribed and sworn to before me on this 26th day of January, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000