PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

Instr:200002040011833 Page: 1 OF 2
REC'D FOR REC 02/04/2000 10:20:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **January, 2000** between **LINDA G. BOONE, an unmarried woman** , GRANTOR, and **THOMAS D. MCNEESE, JR., an unmarried man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 62 on the Map of Highland View Subdivision of record in Book 1424, page 39, Register's Office for said County.

SAID Lot No. 62 fronts 70 feet on the east side of Milton Drive, formerly Warrenton Place, and runs ack between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to the grantors referenced herein and recorded simultaneously herewith.

BEING the same property conveyed to Linda G. Boone, unmarried, by deed from James Gary Eddington and wife, Joan M. Eddington, of record in Book 5213, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000 which have been prorated and assumed by the Grantee(s); all matters appearing in Plat Book 1424, page 39, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Linda G. Boone

LINDA G. BOONE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **LINDA G. BOONE, an unmarried woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **January, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

THOMAS D. MCNEESE, JR.
2318 MILTON DR.
NASHVILLE, TN 37216

Property Address:

2318 MILTON DR.
NASHVILLE, TN 37216

Person Responsible for Taxes:

SunTrust Bank, Residential Mortgage Lending
201 4th Ave., North, 7th Floor
Nashville, TN 37219

Parcel #: 73-1, 176

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **January, 2000.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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