WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"

Instr:200003020020410 Page: 1 OF 2
REC'D FOR REC 03/02/2000 9:25:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $584.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Clarence E. Lutz (NAME)	**JEFFERSON HERITAGE MORTGAGE COMPANY** (NAME)	103-06-098
5636 Knob Road (ADDRESS)	**15435 CLAYTON RD./P.O. BOX 17** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**BALLWIN, MO 63022-0017** (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, Robert B. Boydston and wife, Billie Camille Boydston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence E. Lutz and wife, Amy H. Lutz

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. 19 on the Plan of Brookside Court Addition, No. 2, of record in Book 1835, Page 47, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert B. Boydston, by Deed from Robert B. Lee and spouse, Scottye C. Lee, of record in Book 9199, Page 313, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Billie Camille Boydston, spouse of the above named Robert B. Boydston, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Billie Camille Boydston pursuant to a Power of Attorney executed by same on the 17th day of February, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5636 Knob Road, Nashville, TN 37209
(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 our hand s this 29th day of February, 2000

Robert B. Boydston
Billie Camille Boydston
By: Billie Camille Boydston by Robert B. Boydston
Robert B. Boydston, Attorney-in-fact

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 Robert B. Boydston

the bargainor s, 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 29th day of February, 2000.

Commission expires 5/27/01

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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, a _____, 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 _____, 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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of February, 2000, before me personally appeared Robert B. Boydston to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Billie Camille Boydston and acknowledged that he executed the same as the free act and deed of said Billie Camille Boydston.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission Expires: 5/27/01

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN