Return to:
WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-1342

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38804** FILE BOX "7"

Instr:200004050034533 Page: 1 OF 2
REC'D FOR REC 04/05/2000 3:50:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $281.20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **76,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 31st DAY OF MARCH 2000

Notary Public

MY COMMISSION EXPIRES: 12/29/03

KAREN L. ... NOTARY PUBLIC AT LARGE ... 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 #
DIBRELL B. MORFORD **1013 Sharp Avenue** **Nashville, Tennessee 37206**	Same	083-01-0 110.00

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, DONALD TROUTMAN and wife, DANAE BOATWRIGHT TROUTMAN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIBRELL B. MORFORD**

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:

BEING Lot 40 & the westerly 8" of Lot 41, Jones & Bradford Subdivision, as of record in Plat Book 161, Page 142, Register's Office, Davidson County, Tennessee.

SAID Lot 40 & the westerly 8" of Lot 41 front together 50.67 feet along the northerly margin of W. Sharpe Avenue and run back between parallel lines 154.5 feet to an alley, according to a survey made by Wright & Associates, 2716 Crestdale Drive, Nashville, TN. 37214, License #1014, said survey dated June 29, 1990.

BEING the same property conveyed to Donald Troutman and Danae Boatwright, both unmarried, by deed from Thomas H. Yeargan, Jr., and wife, Janice A. Yeargan of record in Book 8150, Page 416, Register's Office for Davidson County, Tennessee. The said Donald Troutman and Danae Boatwright having since married and she is now known as Danae Boatwright Troutman.

Upon oath, Danae Boatwright Troutman warrants, covenants and certifies that she is one and the same person as Danae Boatwright and Danae Troutman.

Unimproved ( )

This is improved (X) property, known as **1013 W. Sharpe Avenue, Nashville, Tennessee 37206**
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 HANDS THIS 31ST DAY OF MARCH, 2000.

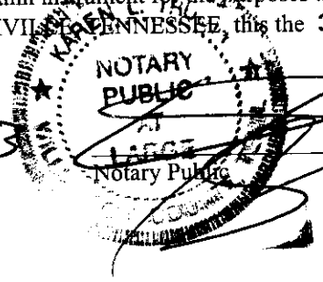
DONALD TROUTMAN

DANAE BOATWRIGHT TROUTMAN
Atty in fact by Donald Troutman

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 **DONALD TROUTMAN**

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the **31ST DAY OF MARCH, 2000.**

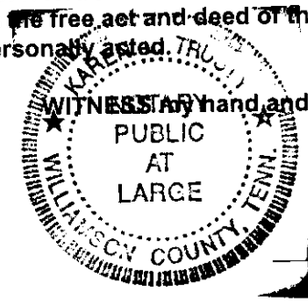


My Commission Expires: 12/29/03

Notary Public

-STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2000, before me personally appeared DONALD TROUTMAN, to me known to be the person who executed the foregoing instrument in behalf of DANAE BOATWRIGHT TROUTMAN, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said DANAE BOATWRIGHT TROUTMAN, as though she had personally acted.



WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 12/29/03