Instr:200005010043302 Page: 1 OF 3
REC'D FOR REC 05/01/2000 4:23:06PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $424.02

BOOK 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,600.00

Charles L Bolton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 20 00

Notary Public

MY COMMISSION EXPIRES: 3/29/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Bolton (NAME)	Bank of America, N.A. (NAME)	MAP 53-14
1406 Pawnee Trail (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 81
Madison, TN 37115 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Debra S. Robertson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Bolton and wife, Wendi G. Bolton

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:

Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, of the Register's Office for Davidson County, Tennessee. Said point of beginning being marked with an iron pin in the westerly margin of said Pawnee Trail, S 56° 47' East 235.8 feet, from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence southerly with a curve (R-1766.5' to the right) 100 feet; more or less, with the westerly margin of said Pawnee Trail, to a point marked with an iron pin; thence S 36° 28' West 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve (R-1616.5' to the left) 91.5 feet, more or less, to a point marked with an iron pin; thence N. 33° 13' East 150 feet, more or less, to the point of beginning.

BEING the same property conveyed to Debra S. Robertson, a single woman, by deed from Louise B. Griffith, a widow, of record in Book 7461, Page 604, and re-recorded in Book 7497, Page 466, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 1406 Pawnee Trail, Madison, TN 37115
(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 my hand this 28th day of April, 20 00

Debra S. Robertson

Debra S. Robertson

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 Debra S. Robertson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of April 20 00.

Commission expires 3/29/2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, 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 _____ 20_____.

My commission expires _____

_____
Notary Public

and assumed by the Grantees.