PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200006120058484 Page: 1 OF 2
REC'D FOR REC 06/12/2000 12:27:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $327.45

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **June, 2000** between **DAVID B. BOONE** , GRANTOR, and **ISAAC A. AMARTEY, a married man, and PATRICIA L. AFFUL, an unmarried woman, joint tenants with full rights of survivorship** , 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. 44 on the Hillbrook Section 2 of record in Plat Book 3300, page 12, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to David B. Boone, by Quit Claim Deed, from Deborah E. Boone, of record in Book 9438, page 668, Register's Office, 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 on the Plat in Plat Book 3300, page 12; Restrictive Covenants of record in Book 3277, page 482, as amended in Book 3286, page 378, said Register's Office.

The above legal description is identical to the one in the previous deed of record.

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.

David B. Boone by Tangerine Dee Zielinski his Attorney in Fact

DAVID B. BOONE, by Tangerine Dee Zielinski, his Attorney-in-Fact
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **5th** day of **June, 2000** before me personally appeared TANGERINE DEE ZIELINSKI, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DAVID B. BOONE, and acknowledged that he/she executed the same as the free act and deed of said TANGERINE DEE ZIELINSKI.

Witness my hand, at office, this **5th** day of **June, 2000.**

Notary Public

My Commission Expires: 3-27-2004

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

Name and Address of Property Owner:

ISAAC A. AMARTEY and PATRICIA L. AFFUL
233 WILLOW LANE
NASHVILLE, TN 37211

Property Address:

233 WILLOW LANE
NASHVILLE, TN 37211

Person Responsible for Taxes:

GMAC MORTGAGE CORPORATION
6 CADILLAC DRIVE, #150
BRENTWOOD, TN 37027

Parcel #: 148-05-0, 061.00

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 **$88,500.00** 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.

ISAAC A AMARTEY
Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **June, 2000.**

Notary Public

My Commission Expires: 3-27-2004

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113