PREPARED BY (AND RETURN TO):

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Instr:20000717007042 2 Page: 1 OF 2
REC'D FOR REC 07/17/2000 3:14:12PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $323.75

W & I Ref: (sk) Title No: 41577
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald P. Boaz 118 Academy Square Nashville, TN 37210	Franklin American Mortgage 501 Corporate Center Dr. Ste 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 93-11-A-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 87,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly L. Sturges, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald P. Boaz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 118 on the revised Plan of Academy Square, a Planned Unit Development, of record in Book 5200, page 614, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Kelly L. Sturges by deed from Ann Corbin and husband W.L. Poindexter of record in Book 9622, page 622, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 614, said Register's Office, which Plan reference is hereby made for more particulars ; The Declaration of Covenants, Conditions and Restrictions of record in Book 6117, page 681, Book 6222, page 873, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 118 Academy Square, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of July, 2000.

Kelly L. Sturges

State of Tennessee
County of Davidson

On this 14th day of July, 2000, before me the undersigned authority, personally appeared **Kelly L. Sturges**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-26-2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $87,500.00

Affiant

Sworn and subscribed before me on the 14th day of July, 2000.

Notary Public

My Commission Expires: 7-26-2003