| Address New Owner(s) as Follows | Send Tax Bills To | Map-Parcel Numbers |
|---|---|---|
| **Gregg Poole** | Same | 081-16-0 115.00 |
| **1209 11th Avenue, North Nashville, TN 37208** | | |

# WARRANTY DEED

For and in consideration of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I,

Michael B. Boone

Instr:200007240072643 Page: 1 OF 2
REC'D FOR REC 07/24/2000 10:03:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $92.50

have bargained and sold, and by these presents do transfer and convey unto the said **Gregg Poole** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lot No. 57 on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Eleventh Avenue North, said point being the common corner between Lots 57 and 58 in DT McGavock and Others Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, thence with the westerly line of Eleventh Avenue North, southerly 50 feet to the common corner between Lots 56 and 57; thence northerly 50.03 feet to a point in the common line between Lots 57 and 58; thence easterly 96 feet to the point of beginning.

BEING the same property conveyed to Michael B. Boone by Quitclaim Deed from Ross Brower of record in Instrument No. 20000724/0072642, said Register's Office.

ALSO BEING the same property conveyed to Ross Brower and Michael B. Boone by deed from Tony D. Wright, married of record in Book 11545, page 212, said Register's Office.

Subject to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

Unimproved ( )
This is improved (X) property, known as 1209 (House Number) 11th Avenue, North (Street)

Nashville, Tennessee (City or Town) 37208 (Zip Code)

To have an 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.

Whenever 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 23rd day of July, 20 00.

Michael B Boone

Michael B. Boone

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 Michael B. Boone the bargainor (s), 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 _____, this 23 day of _____, 20 00.

My commission expires 1-26-2002 Notary Public _____

PEGGY CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 20 00.

Commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me

this _____ day of July, 20 00.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY 2000.

Deputy Register

This instrument was prepared by:

QuickSearch, Inc.

P.O. Box 877

Goodlettsville, TN 37072-0877