00-1093

RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **6th** day of **December, 2000** between **JOSEPH C. BOGGS and TERRY W. BOGGS***, GRANTOR, and **ANDREW D. MCKENZIE and ANGELA MCKENZIE, husband and wife**, GRANTEE. Terry S. Boggs,* husband and wife

WITNESSETH: 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:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of Hillbrook, Section 3, of record in Book 3300, Page 84, Register's office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph C. Boggs and wife, Terry S. Boggs, herein by Warranty Deed from Terry W. Williams and wife, Pamela K. Williams, recorded July 31, 1987, of record in Book 7313, Page 48, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 3300, Page 84; Restrictive Covenants of record in Book 3460, Page 295; any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

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.

JOSEPH C. BOGGS
Signature of Seller

Terry S Boggs
TERRY W. BOGGS
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/08/00 12:30 2pgs
Fees:11.00 Taxes:408.85

20001208-0121142

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOSEPH C. BOGGS and TERRY W. BOGGS** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **December, 2000.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

ANDREW D. MCKENZIE and ANGELA MCKENZIE
3705 TURLEY DRIVE
NASHVILLE, TN 37211

Property Address:

3705 TURLEY DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:
Sunshine Mortgage Corporation
2401 Lake Park Drive, Suite 300
Smyrna, GA 30080

Parcel #: 148-01-0/009.00

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 **$110,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **6th** day of **December, 2000.**

Notary Public

My Commission Expires: _____

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