21-1-305

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 04/19/01 12:17 2pgs
Fees:11.00 Taxes:610.50

20010419-0038905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2001.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
William H. Boner 249 Glenstone Circle Brentwood TN 37027	Same	171-02-O-A 135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith T. Humphreys, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William H. Boner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the plan of Brentwood Villa, Phase 3-B as shown on plan of record in Plat Book 6900, page 4 amended in Plat Book 6900, page 329, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to T. James Humphreys and wife, Judith T. Humphreys by deed from Radnor Homes, Inc., dated 11/22/89 and recorded 11/28/89 in Book 7992, page 533; and being further conveyed to James Bennett Humphreys, unmarried and T. James Humphreys and wife Judith T. Humphreys as joint tenants, with right of survivorship by Quitclaim Deed dated 11/28/89, recorded 12/6/89 in Book 8000, page 307; James Bennett Humphreys having since conveyed his interest to T. James Humphreys and wife, Judith T, Humphreys by Quitclaim Deed in Book 9149, page 23; The said T. James Humphreys having since conveyed his interest to Judith T. Humphreys by Quitclaim Deed in Book 9343, page 968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 249 Glenstone Circle, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of April, 2001.

Judith T. Humphreys

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judith T. Humphreys with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 18th day of April, 2001.

Notary Public

My Commission expires

