Davidson County DEEDWARR
Recvd: 06/20/01 14:21 2pgs
Fees:11.00 Taxes:281.20
20010620-0065488

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kristyn L. Boone
2215 Pinewood Road
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Center Dr.
Franklin, TN 37067

MAP **72-8**
GROUP
PARCEL **118**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michelle Desjardins, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kristyn L. Boone**, hereinafter called the "GRANTEE", her heirs 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. 58 of Dalewood Subdivision, of record in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michelle Desjardins, unmarried by deed from James M. Martin, unmarried of record in Book 9735, page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 2215 Pinewood Road, Nashville, Tennessee 37216.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*David Rundall, spouse of Michelle Desjardins, hereby joins in this conveyance transferring all his right, title and interest in said property, marital or otherwise.

WITNESS our hands this the 15th day of June, 2001.

Michelle Desjardins, by John Harris as attorney in fact

David Rundall, by John Harris as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Harris as attorney in fact for both Michelle Desjardins and David Rundall,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2001.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $76,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2001.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: ~~3/24/2001~~ 5/29/01