01 X

Realty 42 A

BK 2228 PG 437

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

Davidson County DEEDWARR
Recvd: 09/14/01 14:49 2pgs
Fees:12.00 Taxes:0.00
20010914-0100321

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY, TENN.

My Commission Expires November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

x Jean T Boone
Affiant

Subscribed and sworn to before me, this 25th day of July, 2001.

Notary Public
My commission expires: 11/29/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Jean T. Boone	Irwin Mortgage Corporation	142-14-0
753 Myhr Drive	P.O. Box 9061	096.00
Nashville TN 37221	S. San Francisco, CA 94083-9061	

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, Denise A. Palmer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jean T. Boone, 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. 307 on the plan of Section 3, Harpeth Valley Park, of record in Book 4175, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Denise A. Palmer by quitclaim deed from George Nick Gulas, dated April 13, 2001, recorded as Instrument No. BK 2228 pg 436, said Register's Office.
Davidson County Instrument No. 20010914-0100320
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 753 Myhr Drive, Nashville, TN 37221

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 25th day of July, 2001.

Denise A. Palmer
Denise A. Palmer

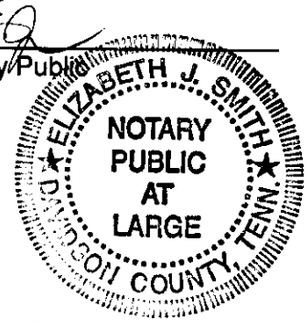
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denise A. Palmer, 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 25th day of July, 2001.

Notary Public

My Commission expires 11/29/03



My Commission Expires
November 29, 2003

State of Tennessee, County of WILLIAMSON
Received for record the 25 day of
JULY 2001 at 12:42 PM. (RECH 427903)
Recorded in official records
Book 2228 Pages 437- 438
Notebook 67 Page 224
State Tax $ 562.40 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 575.40,
Register of Deeds SADIE WADE
Deputy Register SUE WAY