Davidson County DEEDWARR
Recvd: 10/10/01 12:19 2pgs
Fees:13.00 Taxes:610.50

20011010-0110392

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40195 File Box "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 165,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28th DAY OF AUGUST, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

My Commission Expires SEPT. 28, 2002

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DAYNE E. O'NEILL **6928 Sunderland Circle** **Nashville, TN 37221**	**S A M E**	**141-15D-52** **9D 79723**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, LAURENCE B. BOGGESS and wife, BRENDA E. BOGGESS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAYNE E. O'NEILL, A WIDOW**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Resubdivision of Lots 45, 46, 52, 53, 61, 62, 63 and 64, Phase I, Sheffield on the Harpeth, a Planned Unit Development, as of record in Book 6900, page 352, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurence B. Boggess and wife, Brenda E. Boggess by deed from John T. Childress and wife, Sandra W. Childress of record in Book 10533, page 579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( )
This is improved (**X**) property, known as **6928 Sunderland Circle, Nashville, Tennessee 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 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. 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 OUR HANDS THIS 28TH DAY OF AUGUST, 2001.

Laurence B. Boggess by Wyle Morris, attorney in-fact
LAURENCE B. BOGGESS

Brenda E. Boggess by Wyle Morris attorney in fact
BRENDA E. BOGGESS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 28th day of August , 2001, before me personally appeared WAYNE MORRIS, to me known to be the person who executed the foregoing instrument in behalf of LAURENCE B. BOGGESS and wife, BRENDA E. BOGGESS, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said LAURENCE B. BOGGESS and wife, BRENDA E. BOGGESS, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 9-28-2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.