(1)

Box 26

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Bruce A. Boggess
Affiant

J. Michael Morgan
NOTARY PUBLIC

My commission expires

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Name and Address of New Owner:

Bruce A. Boggess and Dori J. Boggess
109 Sanitarium Drive
Madison, Tennessee 37115

Davidson County DEEDWARR
Recvd: 10/26/01 15:54 2pgs
Fees:13.00 Taxes:351.50
20011026-0117415

Send Tax Bills To:

SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:

109 Sanitarium Drive
Madison, Tennessee 37115

Map and Parcel:

Map 052-07 Parcel 137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID M. FRANCIS AND WIFE, BRENDA K. FRANCIS "GRANTORS,"** have bargained and sold and leased, and by these presents do transfer and convey unto **BRUCE A. BOGGESS AND WIFE, DORI J. BOGGESS "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davdison County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Christian Subdivision, Sanitarium Road, as of record in Plat Book 8250, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David M. Francis and wife, Brenda K. Francis by Warranty Deed from Curtis Stewart and wife, Kaye Stewart of record in Book 10245, page 506, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 8250, page 561, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in instrument of record in Book 9163, page 748, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS our hands this 25th day of October, 2001.

DAVID M. FRANCIS

BRENDA K. FRANCIS

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Francis and wife, Brenda K. Francis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 25th day of October, 2001.

NOTARY PUBLIC

My commission expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

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