WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~112,400.00~~ 110,000.00 M.S.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/25/02 09:57 2pgs
Fees:13.00 Taxes:407.00

20020925-0116812

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roylynn Sanders	America's Wholesale Lender	162-05-0-263
(NAME) 324 Eulala Circle	(NAME) PO BOX 10212	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phillip E. Boeing and wife, Carol H. Boeing,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roylynn Sanders, an unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 140 on the Plan of Hickory Valley, Section 3, as of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phillip E. Boeing and wife, Carol H. Boeing by Deed from Charles Lee Duncan, Jr. and wife Myrtle Madeline Duncan of record in Book 7038, Page 547, re-recorded in Book 7179, Page 227, Register's Office for Davidson County, Tennessee, date executed 11/12/86, date filed 11/13/86.

unimproved ☐

This is improved ☒ property, known as 324 Eulala Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 16th day of September, 2002.

Phillip E. Boeing

Carol H. Boeing

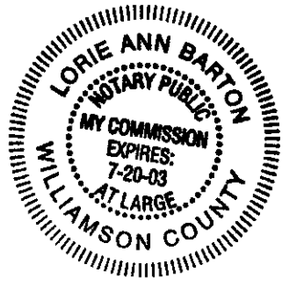
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Phillip E. Boeing the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/16/2002

My Commission Expire:

Notary Public



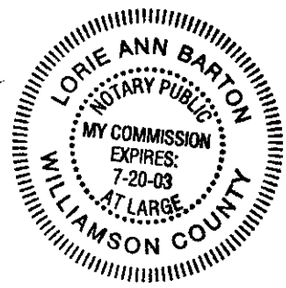
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carol H. Boeing the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/16/2002

My Commission Expire:

Notary Public



File Number: 12208074

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027