Davidson County DEEDWARR
Recvd: 11/21/02 10:27 2pgs
Fees:13.00 Taxes:666.00

20021121-0144695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: December 1, 2005.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe S. Boone	Fifth Third Mortgage Company	142-14B-13CO
(NAME) 7528 Old Harding Pike	(NAME) 250 W. Main Street, Ste. 100	
(ADDRESS) Nasvhille, TN 37721	(ADDRESS) Lexington, KY 40507	
(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,

DANIEL C. STEPHEN AND WIFE, NANCY L. STEPHEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOEY S. BOONE AND WIFE, DIANE I. BOONE,

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:

Land in Davidson County, Tennessee, being Lot No. 13,River Plantation, Section VIII, Phase one, of record in Plat Book 6900, Pages 475 and 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Included in the above description but excluded from this conveyance is certain land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed which is presently recorded in Book 9304, Page 599, and described as follows:

Beginning at a point on the existing westerly margin of Old Harding Pike at Station 100 + 17.32 a distance of 30.00 feet left of the Survey Centerline as shown on Project No. 92-R-6, Sawyer Brown Road/Old Harding Road Intersection Improvements; thence leaving said point along the westerly margin of Old Harding Road, North 20 deg. 42' 07" East a distance of 75.00 feet to a point; thence continuing along the northern property line, North 69 deg. 17' 54" West a distance of 13.04 feet to a point, thence continuing South 20 deg. 46' 57" West a distance of 75.00 feet; thence continuing South 69 deg. 17' 54" East a distance of 13.14 feet to the point of beginning.

Being the same property conveyed to Daniel C. Stephen and wife, Nancy L. Stephen by deed from Haury & Smith Contractors, Inc. of record in Book 9302, Page 647, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7528 Old Harding Pike, Nashville, TN 37221

(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 18th day of November, 2002.

Daniel C. Stephen

Nancy L. Stephen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel C. Stephen and wife, Nancy L. Stephen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 18th day of November, 2002

Commission expires: December 11, 2005

Notary Public