WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Tommy W. Boze
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles H. Beaty, BPR #2282, 668 Nashville Pike, Suite 200, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy W. Boze	Tommy W. Boze	Map 43-10
(NAME)	(NAME)	
174 Highway 25	Same	
(ADDRESS)	(ADDRESS)	Parcel 75
Gallatin, TN 37066		
(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, **James Asher Mayes and wife, Lula Mae Mayes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tommy W. Boze and wife, Linda Boze**, 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. 237 on the Plan of Madison Park, Section 6, as of record in Plat Book 4300, Page 58, said Register's Office, to which plat reference is hereby made for a more complete legal description.

SAID Lot fronts 65 feet on the southerly side of Becklea Drive and extends back 138.2 feet on the easterly line and 135 feet on the westerly line to a dead line which is a broken line and measures 65.18 feet thereon.

BEING the property conveyed to James Asher Mayes and wife, Lula Mae Mayes, by deed dated 01/22/76, from Greater Tennessee Development Corporation, of record in Book 4990, Page 993, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 4431 Page 591 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

This instrument is executed on behalf of James Asher Mayes by his lawful attorney-in-fact, Mattie Ellington, pursuant to the power and authority vested in her by instrument of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lula Mae Mayes by her lawful attorney-in-fact, Mattie Ellington, pursuant to the power and authority vested in her by instrument of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 253 Becklea Drive, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 12/23/02 10:30 2pgs
Fees:13.00 Taxes:244.20
20021223-0158025

Witness our hands this 12th day of December, 2002.

James Asher Mayes by Mattie Ellington Atty in fact.

James Asher Mayes
By: Mattie Ellington, Attorney In Fact

Lula Mae Mayes by Mattie Ellington Atty in fact.

Lula Mae Mayes
By: Mattie Ellington, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Madison, Tennessee this 12th day of December, 2002.

Commission expires:

NOTARY PUBLIC AT LARGE

My Commission Expires February 11, 2004

Notary Public