WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/02 14:22 2pgs
Fees:13.00 Taxes:407.00

20021226-0158874

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Paul R. McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE MADISON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. McDowell (NAME)	Chase Manhattan Mtg. Corp. (NAME)	MAP 52-9
421 Blue Grass Avenue (ADDRESS)	2922 North 34th St. (ADDRESS)	PARCEL 125
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Phoenix, Arizona 85017 (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, Angeline A. Booher

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

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, easterly 25 feet of Lot No. 23 and all of Lot No. 24 on the Map of Montague Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph P. Booher and wife, Angeline A. Booher by Warranty Deed from Kinley Joe Dukes and wife, Nancy B. Dukes, as of record in Book 4667, Page 663, and being further conveyed to Angeline A. Booher by Quitclaim Deed from Joseph P. Booher, of record in Book 10956, Page 512, and re-recorded in Book 11062, Page 894, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MONTAGUE PARK, AS OF RECORD IN BOOK 421, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( ) property, known as 421 Blue Grass Avenue, 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.

Witness my hand this 20th day of December 2002

/ Angeline A. Booher
Angeline A. Booher

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 Angeline A. Booher

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, _____, Tennessee, this 20th day of December, 2001.

Commission expires March 25, 2002

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public