Davidson County DEEDWARR
Recvd: 05/23/03 10:09 2pgs
Fees:13.00 Taxes:980.50
20030523-0070576

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 2

ADDRESS NEW OWNER:
Delbert L. Boggs & Diane D. Boggs
5613 Hearthstone Lane
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA, 23462

MAP	**160**
GROUP	**11**
PARCEL	**48.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John B. Hardcastle, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Delbert L. Boggs and wife, Diane D. Boggs**, hereinafter called the "GRANTEES", its successors 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. 26 on the Plan of Phase 7, Hearthstone Subdivision, of record in Plat Book 6250, page 935, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to John B. Hardcastle, unmarried by deed from Robert D. Taylor and wife, Nancy Scott Taylor of record in Book 8723, page 221, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5613 Hearthstone Lane, Brentwood, Tennessee 37027.

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 covenants 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 is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Jennifer L. Hardcastle, spouse of John H. Hardcatle, hereby joins in this conveyance, transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 20th day of May, 2003.

John B. Hardcastle

Jennifer L. Hardcastle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John B. Hardcastle and Jennifer L. Hardcastle**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of May, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 9-25-04