BOOK 15

WARRANTY DEED

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/31/03 15:25 2pgs
Fees:13.00 Taxes:199.80

20030731-0108921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Cruze	SAME	119-01-0/218.00
(NAME)	(NAME)	
2204 Burbank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, Grace Boone, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Cruze and wife, Chaney Cruze

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. Thirty (30) on the Map of First Mortgage and Bond Company's Subdivision, showing certian changes in part of Block B, Overhill City, of record in Book 843, page 28, Register's Office for said County.

Said Lot fronts Forty-eight and one-half (48 1/2) feet on the easterly side of Burbank Avenue and runs back between parallel lines, One hundred Thirty-Eight and seven tenths (138.7) feet to a dead line.

Being the same property conveyed to Marvin Boone and wife, Grace Boone by Quitclaim Deed from Hazel Moore Buntin and husband, Thomas Buntin of record in Book 6819, page 697, Register's Office for Davidson County, Tennessee. Marvin Boone is now deceased and title having vested in Grace Boone as surviving tenant by the entirety.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2204 Burbank Avenue, Nashville, TN 37210
(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 30th day of July, 2003

Grace Boone by Noel Richard Billings III attorney in fact
Grace Boone

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 Grace Boone, a widow

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 Nashville, Tennessee, this 30th day of July, 2003.

Commission expires January 31, 2004

_____
Notary Public

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

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Noel Richard Billings, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GRACE BOONE, as Attorney-in-Fact, and acknowledged that HE executed the same as the free act and deed of the said GRACE BOONE.

Witness my hand and seal at office this 30th day of July, 2003.

My Commission Expires: 1/31/04

_____
Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE