23-1-924

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/08/03 13:31 2pgs
Fees:13.00 Taxes:658.60

20030908-0130837

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **August, 2003** by and between **Douglas Clay Boone and wife, Juanita S. Boone** , herein after referred to as GRANTOR, and **Andy Dinger** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 69 on the Plan of Bridle Downs, Phase II, as of record in Plat Book 7900, page 241, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas Clay Boone, unmarried, by Warranty deed from Jonathan W. Cooke and wife, Heidi N. Cooke, dated December 29, 1995 and recorded in Book 9909, page 933, Register's Office for Davidson County, Tennessee. Douglas Clay Boone is now married to Juanita S. Boone.

Juanita S. Boone joins in this conveyance to transfer her marital rights.

This conveyance is subject to all matters appearing on the plan of Bridle Downs, of record in Book 7900, Page 241; to restrictions contained in instrument of record in Book 7448, page 772, Register's Office for said County.

This is improved/unimproved property known as: 212 Walking Horse Hill, Nashville,TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Douglas Clay Boone
Signature of Seller

Juanita S. Boone
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Douglas Clay Boone and wife, Juanita S. Boone** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Name and Address of Property Owner:
Andy Dinger
212 Walking Horse Hill, Nashville, TN 37211

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE SUITE 400, FRANKLIN, TN 37067

Map & parcel 172-08-0-B-069.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$178,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **August, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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