WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Lavonda Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2004.

Brenda Sousa
Notary Public

MY COMMISSION EXPIRES: 02 Dec 07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/08/04 14:01 2pgs
Fees:13.00 Taxes:358.90
20040608-0067801

BRENDA SOUSA NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Charles Hill Beaty, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lavonda Bell	1ST TRUST BANK FOR SAVINGS	Map 43-10
(NAME)	(NAME)	
253 Becklea Drive	P. O. BOX 17257	
(ADDRESS)	(ADDRESS)	Parcel 75
Madison, Tennessee 37115	MEMPHIS, TN 38187-0257	
(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, **Tommy W. Boze and wife, Linda Boze**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lavonda Bell, unmarried**, 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 Tommy W. Boze and wife, Linda Boze by deed dated 12/12/02, from James Asher Mayes and wife, Lula Mae Mayes, as recorded in Instrument No. 20021223-0158025 and re-recorded as Instrument Number 20030613-0081992, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 253 Becklea Dr., 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 our hands this 4th day of June, 2004.

Tommy W. Boze

Linda Boze

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public for said county and state, Tommy W. Boze and wife, Linda Boze, with whom I am personally acquainted or proved to me with satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this the 4th day of June, 2004.

Commission expires: 2/26/07

BRENDA SOUSA
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Brenda Sousa
Notary Public