RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP**43138**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 14:49 2 pgs
Fees:13.00 Taxes:452.88
20040624-0075348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$122,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **14th DAY OF JUNE, 2004.**

Notary Public

MY COMMISSION EXPIRES: 9/3/06

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
SUSAN PHILLIPS EVANS **3505 Saxon Mist Court** **Nashville, TN 37217**	Guaranty Trust Company 640 Broadmor Blvd. Suite 100 Murfreesboro, TN. 37129-1218	**136-16-112** **2DX 714**

FOR AND IN 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, MICHAEL D. BOONE and wife, REBECCA M. BOONE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN PHILLIPS EVANS**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING Lot No. 505 on the Plan of Priest Lake Park, Section 7-A, of record in Book 5200, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael D. Boone and wife, Rebecca M. Boone by deed from Duane A. Otto and wife, Marica E. Otto, of record in Book 11060, page 471, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Unimproved ( )
This property is improved (X) known as 3505 Saxon Mist Court, Nashville, Tennessee 37217

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 14th day of June, 2004.

X Michael D Boone
MICHAEL D. BOONE

X Rebecca M. Boone
REBECCA M. 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 MICHAEL D. BOONE and wife, REBECCA M. BOONE, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06